

Aberdeen Local Development Plan SEA Environmental Report (Proposed Plan)

PART 1

To Sea.gateway@scotland.gsi.gov.uk

PART 2

An SEA Environmental Report is attached for the plan entitled

Aberdeen Local Development Plan 2022

The Responsible Authority is:

Aberdeen City Council

PART 3

Contact Name Kathryn Roberts

Job Title Planner (Local Development Plan)

Contact Address Strategic Place Planning
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen AB10 1AB

Contact tel. no 01224 523317

Contact email karoberts@aberdeencity.gov.uk

Signature *Kathryn Roberts*

Date April 2020

Non-Technical Summary

This Non-Technical Summary introduces Strategic Environmental Assessment (SEA) and summarises the contents of the full technical report, which begins on page 8.

Purpose of this Environmental Report and Key Stages

We (Aberdeen City Council) have written this environmental report (“the report”) for the Aberdeen Local Development Plan (LDP) under the Environmental Assessment [Scotland] Act 2005. The process taken to write this report is called Strategic Environmental Assessment (SEA). The reason for undertaking SEA is to address all the effects that the LDP will have on the environment. The overall aim of the process is to protect the environment. Throughout this SEA process we have taken the views of others into account before coming to final decisions.

SEA should be applied to plans, programmes and strategies (PPS) produced by public bodies, including local authorities. The key stages of this SEA are pre-screening, screening, scoping, environmental report and post-adoption statement. An explanation of these stages can be found below:

[Pre-screening]

Pre-screening of a PPS is done to show that a plan is not likely to have any effect on the environment, or if it has any effects at all, they will be minimal. After a pre-screening, the PPS will not be subject to any further SEA. This stage does not apply to the Local Development Plan.

Screening

We screen the plan to determine whether we should be doing an SEA for the plan. When a plan is likely to have significant (i.e. very bad, damaging, large or long-lasting) effects on the environment, we will do an SEA. (If the effect is not significant, no further action is taken and a pre-screening report would be prepared).

Scoping

At the scoping stage, we set out how much information should be in the actual Environmental Report, how we plan to assess the effects of the different aspects of the plan, and how long we will consult with others on the report. We then consult with Key Agencies on the contents of the Scoping Report, and their recommendations help us to improve our approach. In this case, the environmental effects of the LDP are likely to be significant, so the SEA process skipped the screening stage and started from the scoping stage.

Environmental Report

In the Environmental Report, we assess the effects of a plan on the environment and explain how we could address those effects through a process called mitigation. We also describe how we will monitor any significant effects of the plan on the environment. In March 2019 we published an *Interim Environmental Report* alongside the Main

Issues Report. This assessed the environmental effects of the options and alternatives included in the Main Issues Report. The Main Issues Report contained 12 main issues and 633 bids for sites that were assessed. We have now revised and updated this to take into account the full content and detail of the Proposed LDP, as well as the outcome of the public consultation on the Interim Environmental Report. This report is the finalised Environmental Report which goes alongside the Proposed LDP.

Post-adoption Statement

Once we have addressed and resolved the representations received through consultation, we will adopt the plan and inform everyone about what difference the SEA process and their views have made to the final plan. We do this through a Post-adoption Statement as the last stage.

Section 3 of the main report shows all of the SEA activities we have carried out to date. A summary of the comments we have received from other people, and how we have made changes to the report to take these into account is set out in Appendix 2.

Description of the Proposed Plan

The Proposed Plan forms Aberdeen City Council's settled view on the content of the next LDP (set to be adopted in 2022). The existing LDP (2017) allocates land for housing and employment over two phases in line with the Aberdeen City and Shire Strategic Development Plan (2014). The Strategic Development Plan (2014) has now been replaced by the Strategic Development Plan (2020), which asks the next LDP to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current "constrained" supply in the first instance. Therefore, the amount of land we need to allocate has changed. It is proposed that most of the policies and some of the land allocations included in the 2017 LDP will be carried forward to the next Plan, and the Proposed LDP reflects this.

Section 4 of the main report contains a detailed description of the content of the Proposed Plan, and the different options and alternatives we considered while we were writing it.

Context of the Proposed Plan

To guide and help us deliver what we plan to do in the LDP and other related strategies, like the Local Housing Strategy and the Local Transport Strategy, we have made use of high-level documents and statements. These documents and statements include the Strategic Development Plan vision, Aberdeen Local Outcome Improvement Plan (2019) and the Housing Needs and Demand Assessment for Aberdeen City and Aberdeenshire (HNDA, 2017).

This Environmental Report covers the key issues, outcomes, topics and processes of the SEA process listed at paragraph 1-9 of Schedule 3 of the 2005 Act. We have used many different documents or pieces of legislation to influence how we have written this strategy, which affects Aberdeen, the North East, Scotland or Europe. These documents cover:

- Climate and water
- Plant and animal life on the land and in the water
- Noise
- Town centres
- Old buildings
- How we use energy
- How we throw away waste
- How we travel, walk and cycle
- Exercise and health

Section 5.1 of the main report contains a list of all the relevant plans, programmes, strategies and policies which have a bearing on the Local Development Plan. Appendix 3 contains a more detailed description of these.

State of the Environment in Aberdeen

We have collected information on the key characteristics of the environment in Aberdeen and have gathered statistics which give an up-to-date picture of the state of the environment in Aberdeen. We have also identified a number of environmental problems in Aberdeen, what might happen if the LDP did not exist, and what the role of the LDP might be in addressing these problems.

These issues show the challenges we must deal with through this Plan:

- We have serious air quality problems in Aberdeen. The increasing number of cars, trucks and vehicles that pass through the City worsens this.
- We burn a lot of fuel to heat our homes and to drive our cars. This is releasing more CO₂ into the air and causing our carbon and ecological footprints to rise.
- Future climate change will affect how much water we will have and how stable our soils will be.
- Petrol stations, factories, and other industries have all affected how good or bad our soil and water is.
- How we deal with waste also affects our soils, water and climate.
- Pressure from all new development on the River Dee as a result of water abstraction.
- Aberdeen is rich in cultural heritage and landscape, but the houses we have built in the past are putting pressure on these resources.
- New buildings are putting pressure on animal and plant life (biodiversity).
- When we have good parks or open spaces, people will want to build and live around them.
- Increasing house prices.
- The make up of the population is an issue that needs to be considered for future development. For example, there are a range of ages living in Aberdeen, but because we are living longer there will be an increased proportion of older people,

and there is an increase in people coming to live here from other parts of the UK, Europe and the world.

Section 5.2 and **5.3** of the main report describe the state of the environment in Aberdeen in more detail. Appendix 4 contains environmental statistics, targets and trends for Aberdeen on a wide range of topics. Appendix 5 contains map-based information.

Assessment of Effects

The main part of the SEA is assessing the effect of the strategy and policies on the environment. A summary of our findings can be found on the table below. **Section 6** of the main report describes in more detail how we approached the assessment of environmental effects. Appendices 6 – 9 contain summaries of the detailed assessments for each aspect of the plan.

Table A: Assessment of Effects

SEA Issue	Plan Impact
Air and Climatic factors	We found that the effects of the plan on the environment are mixed (i.e. positive, negative & neutral). Building new homes and workplaces will mean more vehicles on the roads which emit greenhouse gases. On the other hand, the plan also includes policies to help promote sustainable modes of transport such as walking and cycling. Development on existing green space may also increase surface water run-off and increase vulnerability to flooding.
Water	The overall effects of the plan on water are negative, because all new development requires more water be taken from the River Dee. Some developments also physically impact on watercourses themselves and may result in pollution of streams and burns. On the other hand, the plan includes policies to promote water-saving technologies in buildings.
Soil	When we build houses, shops, places of work and roads, the soil on which we put these buildings up can be damaged. Increased waste will lead to more landfill, which pollutes the soil. However, the development of contaminated sites will benefit soil because it will have to clean up the pollution.
Biodiversity (flora and fauna)	The overall effects of the plan on plants and animals are neutral, because if we develop 700 new houses in Aberdeen, almost all of these will be on brownfield sites. Some of the sites being carried forward are on greenfield sites. Development on greenfield sites may destroy the places where plants and animals are found. The River Dee is the home to special fish and animals and development may

	harm them.
Population and Health	The overall effects of the plan on people are positive, because it provides for attractive, warm and affordable homes in pleasant places for people to live, and also encourages the development of new employment opportunities. However, traffic from new development and other polluting uses make air quality worse and it may have a negative affect on human health.
Cultural Heritage	We found that the effects of the plan on special or old buildings are mixed (i.e. positive, negative & neutral). Policy protects these buildings from damage or loss in all but the most exceptional circumstances, meaning negative effects are likely to be very small. Design policies will help to make the impact small.
Landscape	The overall effects of the plan on our surroundings are mixed – some positive and others negative. Development that can be seen from lots of places can have negative affects on views and scenery.
Material Assets	The overall effect of the plan on the creation of new buildings, facilities, infrastructure and equipment is very good.

Mitigation Measures

Where an aspect of the plan will have negative effects on the environment, we have identified ‘mitigation measures’ to compensate for this. A summary of the broad measures which will be taken to help mitigate the negative (or enhance the positive) effects of the preferred options can be found in the table below. **Section 7** of the main report contains a detailed description of the significant negative effects of each aspect of the plan and what mitigation measures we have identified to address them.

Table B: Mitigation Measures

SEA Issue	Mitigation Measures
Air and Climatic factors	We will seek to enhance (i.e. add value to) the positive impacts as we work with our partners. We will look to reduce car dependence and provide people with choice on how they travel. We will have a mix of houses, jobs, shops and schools close together so that the buildings will not damage our climate and air. We will avoid building on land which floods. We will make sure buildings need less heat and electricity.
Water	We will work with Scottish Water to make sure that the

	houses built will have sufficient water. We will work with builders to ensure that the buildings will not use too much water. We will require soft structures (called 'SuDS') to be built and maintained to manage surface water from the new development. We will make sure that areas which flood when it rains will be avoided or zoned as an open space.
Soil	We will require new developments to clean up harmful pollution where appropriate. We will recycle more waste and reduce waste going to landfill.
Biodiversity (flora and fauna)	When we are building SuDS to take surface water from urban areas, we will make sure that they can encourage biodiversity (i.e. some plant and animal life) to live and grow within the SuDS system. We will also encourage the provision of open spaces, including wildlife areas, in new developments. We will also protect special areas where we find plants and animals (small and large). We will keep areas for animals to move from place to place.
Population and Health	We will encourage the provision of services, jobs, houses and facilities that cater for all sectors of society, old and young. We will avoid building where there are risks to health like areas of bad air quality or smell.
Cultural Heritage	We will look to protect our most valued features wherever possible and encourage good design in new developments so they do not affect the setting of existing special buildings.
Landscape	We will look to protect our most valued landscapes and landscape features and encourage good master planning and design. We will not build on the areas that are easily seen from lots of different places.
Material Assets	We will make sure that roads, schools, hospitals, utilities and jobs required for new developments are put in place. We would make sure that the plan supports all of this.

Monitoring

We will monitor the significant negative and positive affects of the plan through the monitoring plan that we have set out in the environmental report. We have stated what actions we must carry out, who must carry out each of the actions and when we must carry them out.

Section 8 of the main report contains a detailed description of all the things we will monitor, how we will do this and how often.

How to Comment on the Report

If you would like to express your views on the contents of this Environmental Report, please send written comments to the following address:

By e-mail
LDP@aberdeencity.gov.uk

By post:
Andrew Brownrigg
Team Leader (Local Development Plan)
Strategic Place Planning
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
ABERDEEN
AB10 1AB

Telephone 01224 523317

<p>The consultation period is planned to run for 10 weeks from April to June 2020. Please ensure your comments reach us by the end of this period.</p>

Environmental Report

1 Introduction

The purpose of the Environmental Report is to address all the effects that the Aberdeen Local Development Plan (LDP) Proposed Plan will have on the environment. The Proposed Plan is the Council's settled view on the content of the next LDP. The report has been written in accordance with the Environmental Assessment (Scotland) Act 2005.

The SEA assesses the impact of each of the different aspects of the Proposed Plan, including the overall vision and strategy, land-use policies and specific sites identified for development. It also assesses the reasonable alternatives we considered when we were writing the Proposed Plan. Therefore, the SEA has helped us to make decisions about and improve the content of the Proposed Plan.

In the course of producing an LDP, there is a requirement to publish at least three documents throughout the process. The first stage is the publication of the Main Issues Report, for which we prepared an Interim Environmental Report. The Main Issues Report identified preferred options and alternatives for land allocations and also policy provision to address other planning issues.

Following analysis of comments on the Main Issues Report and Interim Environmental Report, we have prepared the Proposed Plan. For the Proposed Plan, we have revised the Environmental Report. This Environmental Report is structured to follow the format of the Proposed Plan and provide an assessment of its content. The assessment of options and alternatives discussed with Main Issues Report are still contained in this assessment, but the LDP only presents the preferred option. The assessments have been updated from the Interim Environmental Report to take into account comments from the consultation authorities and the public.

- **Section 2** sets out the key facts about the LDP.
- **Section 3** describes the SEA process to date.
- **Section 4** offers a brief description of the content of the Proposed Plan, including its vision and objectives, policies and site allocations.
- **Section 5** outlines the context for the Plan, including other relevant plans, policies and strategies (PPS) and environmental protection objectives, baseline data describing the current state of the environment and environmental problems in Aberdeen.
- **Section 6** describes the scope and level of the assessment and explains the assessment framework that was used. It contains an assessment of the cumulative effects of the plan on the environment.
- **Section 7** provides an overview of the mitigation measures proposed to address the negative effects of the plan on the environment;
- **Section 8** sets out how we intend to monitor these effects; and
- **Section 9** sets out the 'next steps' for the SEA process.

- **Section 10** contains appendices setting out the baseline and description of relevant PPS, and full SEA assessments for sites, policies and supplementary guidance.

2 Key Facts and Description of PPS Content

Table 2.1: Key Facts relating to the Local Development Plan

Name of Responsible Authority	Aberdeen City Council
Title of the PPS	Aberdeen Local Development Plan (Proposed Plan)
What Prompted the PPS	Planning & etc. (Scotland) Act 2006
Subject	Land Use
Period Covered by the PPS	To 2031
Frequency of Updates	Every five years
Area covered by the PPS	Aberdeen City
Purpose and/or objectives of the PPS	To set the framework for the development of land in Aberdeen City
Contact Point	Andrew Brownrigg Team Leader (Development Plan) Strategic Place Planning Aberdeen City Council Business Hub 4 Marischal College Broad Street Aberdeen AB10 1AB

3 SEA Activities to Date

Table 3.1 – SEA Activities to Date summarises the SEA activities to date in relation to the Environmental Report for the Aberdeen City Local Development Plan (Proposed Plan). Appendix 1 – Analysis of Consultation Responses at Main Issues Report Stage shows the comments we received from the Consultation Authorities on the Interim Environmental Report and what we have done to address them.

Table 3.1: SEA Activities to Date

SEA Action/Activity	Date	Notes
Scoping the consultation periods and the level of detail to be included in the Environmental Report for the Main Issues Report	Scoping Report: May 2018	Feedback from SEPA, SNH and HES considered; assessment methodology with objectives and questions implemented.
Environmental baseline established		
Outline and objectives of the PPS	Draft Interim Environmental Report: December 2018	
Relationship with other PPS and environmental objectives		
Environmental problems identified		
Assessment of future of area without the PPS		
Alternatives considered		
Environmental assessment methods established		
Selection of PPS alternatives to be included in the environmental assessment		
Identification of environmental problems that may persist after implementation and measures envisaged to prevent, reduce and offset any significant adverse effects		
Monitoring methods proposed		
Preparation and Consultation on the Environmental Report for the Main		Main Issues Report

Issues Report	Consultation March- May 2019	taken into account.
Taking account of the consultation outcome in the revised Environmental Report for the Proposed Plan	Preparation of Proposed Plan. Final Environmental Report prepared March 2020	
Agreeing on the alternatives and options to be used in the final environmental report		
Assessing the effects of the LDP, mitigating effects, firming monitoring measures and strategic flood risk assessment.		
Public consultation on the Proposed Plan and Environmental Report. Notification/publicity action.	Public consultation period planned for May/June 2020	
Examination, Modification and Adoption of LDP 2022, Post-Adoption Statement	Examination of Proposed Plan expected late 2021	

4 Description of PPS – Content of LDP Proposed Plan

The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes “an outline of the contents and main objectives of the plan or programme”. The purpose of this section is to explain the nature, contents and timescale of the LDP Proposed Plan.

The LDP is made up of 4 key parts:

1. The Vision;
2. The Spatial Strategy (including site-specific allocations);
3. Land Use Policies; and
4. Supplementary Guidance documents.

The Proposed Plan is the Council’s settled view on the content of the next Local Development Plan. We have already held extensive public engagement with the public and key stakeholders and their responses have helped us to prepare the Proposed Plan. We are holding a further consultation period on the Proposed Plan giving the public and stakeholders the chance to object to anything in it.

It should be noted from the outset that the Strategic Development Plan (2020) does not contain significant changes to the spatial strategy introduced in the Strategic Development Plan (2014) to which the current LDP conforms. The current LDP (2017) takes a long term view to the identification of land for future development, and therefore many aspects are proposed to be ‘carried forward’ with no change.

The Proposed Plan has taken into account anticipated changes to the planning system that are expected to come forward as part of the Planning Bill. The next plan will also be required to address new and emerging issues that have not previously been considered, or adjust its approach where it is clear that change would be beneficial. Therefore, there are some changes to existing policy as well as some new policies and land allocations. The Proposed Plan now includes one Supplementary Guidance – Developer Obligations. Supplementary Guidance that were part of the 2017 LDP will be taken forward as non-statutory planning guidance entitled ‘Aberdeen Planning Guidance’.

4.1 Vision and Objectives

The vision for the ALDP has been taken from the Strategic Development Plan vision. It states:

“By 2040 Aberdeen City and Shire will have grown and evolved to become an even more attractive, prosperous, resilient and sustainable European city region. It will be an excellent place to live, visit and do business. We will be recognised for:

- our enterprise and inventiveness in the knowledge economy and high value markets – with a particular focus on energy, biopharmaceuticals, tourism, food and drink, fishing and the primary industries; and,
- the City Region’s unique built, historic and natural environment, which will be protected and, where appropriate, enhanced as key asset in underpinning a high quality of life and place.

Decision makers will have acted confidently and taken courageous decisions necessary to further develop a robust and diversified economy.

Both Councils will have taken a proactive approach towards development that: ensures the sustainable use of natural resources, the ability to live within the area’s environmental capacity, can deal with climate change, and creates a more open, inclusive society.”

4.2 Spatial Strategy

The Spatial Strategy is the first main section of the LDP. The Spatial Strategy deals with land use allocations and the way in which these will be delivered. It is split into three main areas:

- The city centre;
- Brownfield development; and
- Greenfield development.

The LDP also includes policies dedicated to delivering the Spatial Strategy:

- Land Release and Phasing
- Delivering Mixed Communities

A summary of the preferred and alternative options for the Spatial Strategy is in Table 4.2. This table presents the elements of the existing LDP which will be carried forward, as well as a description of any changes in italics.

The LDP seeks to identify development allocations to 2040, as required by the Strategic Development Plan, within the city centre, brownfield sites and greenfield sites. Table 4.1 shows these allowances.

Table 4.1 Strategic Development Plan 2020 Housing and Employment Land Figures

Housing Allowances			Employment Land Allocations	Employment Land: Strategic Reserve
2020-32	2033-35	2036-40	To 2026	2033-40
4405	4500	5778	105 hectares	70 hectares

City Centre

The city centre plays a major role in the commercial, economic, social, civic and cultural life of Aberdeen and the wider north east. It is an important regional centre providing for employment and business interaction, it offers access to a wide range of goods and services, and it is a place where many people meet socially and choose to live and visit. The LDP reinforces the role of the city centre as a regional centre, and the city centre as the preferred location for new retail, commercial, leisure and other city centre uses.

Brownfield Development

There is great support for brownfield development because these sites avoid the need to increase land take for development, they are located in the most sustainable locations and their reuse assists regeneration and supports existing services and facilities. The Proposed Plan identifies brownfield sites to meet the requirements of the Strategic Development Plan allowances for development on brownfield land.

The LDP seeks to deliver and identifies several brownfield sites to meet the Strategic Development Plan housing allowances. The Proposed Plan includes brownfield opportunities to be 'rolled forward' from the existing LDP, as well as several new opportunities from 2018 development bids (Appendix 6-7). Some of the new development bids were classed as alternatives because they are constrained by significant planning or environmental factors. Where a site is preferred, but it would likely have a significant negative impact on the environment, mitigation measures have been identified.

Greenfield Development

Due to the scale of the future development required in Aberdeen City, some development on greenfield sites is accepted as inevitable. The Proposed Plan identifies greenfield sites to meet the requirements of the Strategic Development Plan allowances for housing and employment, as well as some other uses.

These greenfield sites include allocations to be 'rolled forward' from the existing LDP, as well as a small number of new preferred sites from 2018 development bids (Appendix 6-7). There is a commitment to the development of sites contained in the 2017 LDP, and in general the alternative options identified in the Main Issues Report would have provided a land supply over and above the Strategic Development Plan requirements.

For this reason, there is no numerical justification to support additional housing or employment allocations on greenfield sites. However, five greenfield sites across the city (North Denmore [30 homes], Balgownie Area 4 [15 homes], Old Skene Road [14 homes], Kaimhill Outdoor Centre [35 homes] and Former Raeden Centre [1.48ha]) have been identified as opportunities for housing in the Proposed Plan. Additional greenfield sites have been identified for other uses (e.g. mixed use and new community sites and facilities). Where a site is preferred, but it would have significant negative impacts on the environment, mitigation measures have been identified.

The following policies in the LDP are aimed at delivering the Spatial Strategy:

Land Release Policy

The greenfield land allocations have been phased in line with Strategic Development Plan housing allowances. A significant amount of land has already been released by the existing LDP 2017. The Proposed Plan includes policy to allow the further release of land identified for the period 2022-2032 (now 'Phase 1') whilst safeguarding some land for future growth for the period 2033-2040 (now 'Phase 2'). Sites released by the 2017 LDP are in various stages of development and those not yet completed will still be carried forward into the LDP. The land release policy has been assessed in Appendix 8.

Delivering Mixed Communities

The LDP aims to deliver sustainable development and to assist meeting this aim, it requires a mix of housing and employment to be delivered on the larger allocations. The alternative to this approach is to do nothing to encourage mixed communities, and simply provide separate allocations for housing and employment.

Table 4.2: Spatial Strategy Options

Policy	Options
City Centre	<p>Preferred Option This option promotes the sequential approach to city centre development, promoting the city centre as a major regional centre for retail, commercial and leisure development with preference for major retail development in the retail core. It gives protection to retail uses against change of use in the West End Shops and Cafes area. Future development and regeneration of the city centre will be proposed through the City Centre Masterplan and Delivery Programme. The implementation will be public-sector led with involvement and support from the private sector. <i>Remove Union Street Frontages policy – encourage mix of uses with active frontages in union street. Modify city centre boundary. Encourage residential uses in the city centre.</i></p> <p>Alternative Option (as per existing LDP) Keep City Centre policy as per existing 2017 LDP and maintaining the city centre boundary. Keep Union Street Frontages policy as existing.</p>
Greenfield Sites	<p>Preferred Option Identify: a) Existing allocations in the adopted LDP which are proposed to be carried forward into the next LDP. b) A limited number of new greenfield allocations which have been identified from the new Development Bids submitted during the pre-Main Issues Report and Main Issues Report consultations in March 2018 and March 2019 respectively.</p> <p>Alternative Option The alternatives are new development bids that have been rejected. The SDP does not require us to identify any more greenfield land for housing or employment. It may also be argued that these bids are beyond the capacity of the Strategic Development Plan to deliver in terms of the supporting infrastructure, environmental resources (e.g. water), environmental safeguards, mitigating and monitoring measures. For this reason, the allocations are likely to have significant adverse effects on the environment cumulatively.</p>
Brownfield Sites	<p>Preferred Option Identify: a) Existing allocations in the adopted LDP which are proposed to be carried forward into the next LDP. b) A number of new brownfield allocations which have been identified from the new development bids submitted during the pre-Main Issues Report and Main Issues Report consultation in March 2018 and March 2019 respectively.</p> <p>Alternative Option These are new development bids that have been rejected in 2019 because of their adverse effects on the environment and other planning constraints to their</p>

		development.
Land Release Policy and Phasing	Preferred Option	A significant amount of land has already been released by the existing LDP 2017. The Proposed Plan includes policy to allow the further release of land identified for the period 2022-2032 ('Phase 1'), whilst still safeguarding some land for future growth in the period 2033-2040 ('Phase 2'). Sites released by the 2017 LDP are in various stages of development and those not yet completed will still be carried forward into the LDP. This option is a logical continuation of the phasing strategy set by the existing LDP.
	Alternative Option	The alternative option is for the Proposed Plan to release all of the land identified for both phases 1 and 2 at the same time.
Delivery of Mixed Communities	Preferred Option	The LDP promotes sustainable patterns of development, which can be achieved through a mix of uses to promote walking and cycling and reduce travel between work, home, shopping and leisure. LDP strategy promotes a mix of both housing and employment to be delivered on the larger allocations, along with local facilities.
	Alternative Option	The alternative is to allocate separate sites exclusively for housing and employment uses.

4.3 Land Use Policies and Supplementary Guidance

Land use policies play a vital role in the assessment of planning applications and seek to ensure that developments identified in the Spatial Strategy are developed in a way that helps to achieve the vision, and minimise the negative environmental, social and economic impacts. The table below shows each policy section, describing the content of the existing LDP and any changes proposed through the Proposed Plan. It also shows the alternatives that were considered during the Main Issues Report stage.

Table 4.3: Land Use Policies & Supplementary Guidance Options

Policy	Objectives
<p>Health and Wellbeing</p>	<p>Preferred Option This section addresses requirements for health impact assessments to enhance health benefits in developments, requirements for specialist care facilities and publicly accessible changing places toilets. Developments should not have a detrimental impact on air quality and noise.</p>
	<p>Alternative Option 1 (as per Main Issues Report) In the Main Issues Report, we considered restricting residential care facilities to H1 areas only, or within opportunity sites, where transport links and adjacent uses would likely be most satisfactory.</p>
	<p>Alternative Option 2 The alternative would be to have no health and wellbeing section in the plan.</p>
<p>Infrastructure, Transport and Accessibility</p>	<p>Preferred Option Policy provides for developer contributions towards infrastructure requirements. New developments are required to demonstrate that sufficient measures have been taken to minimise traffic generation and promote sustainable and active travel. Land is also safeguarded for identified strategic transport projects. Infrastructure requirements for new developments are based on 7 masterplan zones. The masterplan for each individual area will set out the detailed requirements for developments in the area and the contribution will be commensurate with the scale of development. <i>This section now includes the principle of ‘zero parking’ in the city centre, low and no car development in the inner-city areas, and a requirement for electric vehicle charging infrastructure. Other policies have been subject to minor word changes to improve clarity and strength. We have reduced the number of masterplan zones from 8 to 7. The zone at Friarsfield has been removed because it is almost completed. Policies on Air Quality and Noise have been moved to the Health and Well-being section of the Plan.</i></p>

	<p>Alternative Option Keep policy as existing in the 2017 LDP. The alternative would be to make the assessment of infrastructure requirements on an application-by-application, ad-hoc basis.</p>
Quality Placemaking	<p>Design policy states that new development must be of a high quality in terms of architecture and place-making, and ensure that it benefits from appropriate amenity. The policy encourages the retention of traditional granite buildings, and ensures designated built heritage is protected from inappropriate development. Proposals must also consider landscape design and their impact on landscape. <i>Policy on Windows and Doors, Shop fronts and Advertisement and Signage have been included – these have been incorporated from SG. There is also a policy on Landscape Design.</i></p>
	<p>Alternative Option Keep policy as existing in 2017 LDP.</p>
Supporting Business & Industrial Development	<p>Business and Industrial policy sets out what types of uses are appropriate in the different zonings. The policy also addresses issues relating to the operation and development of Aberdeen International Airport and the Harbour including its expansion at Bay of Nigg. Pipelines and Major Accident Hazards are also covered. <i>Policies have been subject to minor wording changes to improve clarity and strength. The West End Office Area policy has been moved. It is now 'The West End' and is within the Vibrant City section.</i></p>
	<p>Alternative Option 1 (as per Main Issues Report) In the main issues report, we considered a return to only residential uses in the West End Office Area as an alternative option.</p>
	<p>Alternative Option 2 Keep policy as existing in the 2017 LDP.</p>
Housing and Community	<p>LDP policy seeks to meet housing needs and create sustainable communities by setting out requirements for density, mix and affordable housing in new developments. It explains what factors development proposals must consider in residential areas, mixed use areas and those which are close to the airport. Policy provides guidance on new Gypsy and Traveller Sites and existing and new community facilities. <i>We have included policy on student accommodation developments and houses in multiple occupation and overprovision. Other policies have been subject to minor word changes to improve clarity and strength.</i></p>
	<p>Alternative Option 1 In the Main Issues Report, alternative options were to restrict student accommodation development to H1 areas only, or within opportunity sites, where transport links and adjacent uses would likely be most satisfactory. An alternative option</p>

	<p>for houses in multiple occupation was to have an overprovision policy which restricts HMOs to specific areas within walking distance radius of higher education facilities.</p> <p>Alternative Option 2 Keep policy as existing in the 2017 LDP.</p>
The Vibrant City	<p>Vibrant City policy outlines the sequential testing approach which will be applied to all retail, commercial and leisure proposals according to the hierarchy of retail centres. It addresses proposals in out-of-town centres, local shops and new development areas.</p> <p><i>This section now includes The West End policy which promotes a mix of uses in the area. This was previously in the Business and Industrial Development section of the LDP. It also includes three new policies: Vibrant City, Tourism and Culture, City Centre Living. These policies support development and facilities that encourage vibrancy and vitality in the city centre, as well as the retention and conversion of upper floors to residential development. The policies have been subject to minor word changes to improve clarity and strength.</i></p> <p>Alternative Option 1 (as per Main Issues Report) In the Main Issues Report the alternative option was to have no policy on city centre living or use existing policy NC1: City Centre Regional Centre to support new developments and tourist and visitor attractions in the city centre.</p> <p>Alternative Option 2 Keep policy as existing in the 2017 LDP.</p>
Natural Environment	<p>This section addresses appropriate uses in the green belt, as well as the position on green space network, urban green space policy zonings and requirements for open space in new development. Other policies seek to protect trees, the coast and natural heritage from inappropriate development. It also addresses flooding and drainage, and access and recreation issues. <i>Existing policies NE1: Green Space Network, NE3: Urban Green Space, NE4: Open Space Provision and NE9: Access and Informal Recreation have been amalgamated to become policy NE2: Green & Blue Infrastructure. Other policies have been subject to minor word changes to improve clarity and strength.</i></p> <p>Alternative Option Keep policy as existing in 2017 LDP.</p>
Resources	<p>Resources policy relates to the development of mineral resources and also sets out planning policies for new waste management facilities and requirements.</p> <p><i>Policy R4: Sites for New Waste Management Facilities has been amalgamated into existing policy R3: New Waste Management Facilities. The policies have been subject to minor word changes to improve clarity and strength.</i></p>

	<p>Alternative Option Keep policy as existing in the 2017 LDP.</p>
<p>Low and Zero Carbon Buildings, and Water Efficiency</p>	<p>Policies address standards for low and zero carbon buildings and new energy developments for renewable and low carbon energy developments. <i>New policy supporting the development of heat networks across the city has been included. Other policies have been subject to minor word changes to improve clarity and strength. Targets set out in existing Supplementary Guidance: Resources for New Developments have been incorporated into policy R7.</i></p>
	<p>Alternative Option (as per Main Issues Report) In the Main Issues Report the alternative was to increase the levels of expected carbon reduction with regards to low and zero carbon buildings. The alternative with regards to heat networks was to include a policy requiring all new development within the city to connect to, or develop a new heat network.</p>
	<p>Alternative Option 2 Keep policy as existing in the 2017 LDP.</p>

5 Plan, Programme or Strategy Context

5.1 Relationship with other PPS and Environmental Objectives

The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of how the LDP is influenced by other relevant plan, programmes and strategies (PPS) and how environmental protection objectives have been taken into account in the LDP's preparation. This section covers these issues and describes the policy context within which the LDP operates, and the constraints and targets that this context imposes on the LDP. Table 5.1 lists the relevant PPS to the LDP. Appendix 3 shows a more detailed analysis of each relevant PPS and its implications for the LDP.

Table 5.1: Relevant PPS & environmental protective objectives of the LDP

Name of Plan, Programme, Strategy or Environmental Protection Strategy	
International Level	
Nature Conservation	
	The Habitats Directive 92/43/EEC
	The Birds Directive 2009/147/EC
	European Biodiversity Framework
Water	
	Water Framework Directive 2000/60/EC
	Nitrate Directive 91/43/EC
Waste	
	The Landfill Directive 99/31/EC
	The Waste Framework Directive 2008/98/EC
	Taking Sustainable Use of Resources Forward: A Thematic Strategy on the Prevention and Recycling of Waste (2005)
Climate Change	
	UN Framework Convention on Climate Change
	The Second European Climate Change Programme (currently in preparation)
National Level	
Overarching Planning Policy	
	Planning (Scotland) Act 2019
	National Planning Framework for Scotland 3 (NPF3) (2014)
	Scottish Planning Policy 2014
Cross- Sectoral	
	Transport (Scotland) Act 2019
	National Transport Strategy 2 (2020)
	Strategic Transport Projects Review (2009)
	The Government's Economic Strategy (2007)
	Choosing Our Future: Scotland's Sustainable Development Strategy (2005)
	Natural Resource Productivity (2009)

	Name of Plan, Programme, Strategy or Environmental Protection Strategy
	Getting the Best from our Land: A Land Use Strategy for Scotland 2016-2021
	Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005)
Air and Climate Change	
	Environment Act 1995
	Climate Change (Emissions Reduction Targets) (Scotland) Act 2019
	Scottish Climate Change Adaptation Programme (SCCAP) Progress Report 2018
	Climate Change Plan: Third Report on Proposals and Policies 2018-2032 (RPP3)
	Scottish Climate Change Delivery Plan (2009)
	Scottish Energy Strategy 2017
	The Heat Policy Statement: Towards Decarbonising Heat: Maximising the Opportunities for Scotland
	UK Air Quality Strategy for England, Scotland, Wales and Northern Ireland - Volume 1 (2011)
	Clean Air Scotland – The Road to a Healthier Future (2015)
	A Low Carbon Economic Strategy for Scotland (2010)
	Planning Advice Note 84 Reducing Carbon Emissions in New Development (2008)
Heritage, Design and Regeneration	
	The Planning (Listed Buildings and Conservation Areas) Act 1997
	Historic Environment Policy for Scotland (HEPS 2019)
	Our Place in Time: The Historic Environment Strategy for Scotland (2014)
	Creating Places - A policy statement on architecture and place for Scotland (2013)
	Designing Streets: A Policy Statement for Scotland (2010)
	People and Place: Regeneration Policy Statement (2006)
	Green Infrastructure: Design and Placemaking (2011)
Soil and Landscape	
	The Scottish Soil Framework (2009)
	Scottish Landscape Forum: Scotland's Living Landscape (2007)
	Fitting Landscapes
Homes, Population and Health	
	Homes Fit for the 21 st Century: The Scottish Government's Strategy and Action Plan for Housing in the Next Decade 2011-2020 (2011)
	All Our Futures: Planning for a Scotland with an Ageing Population (2007)
	Reaching Higher- Building on the Success of Sport 21 (2007) (Scotland's Sport Strategy)
	Let's Make Scotland More Active: A Strategy for Physical Activity (2003)
	Let's Get Scotland Walking – The National Strategy
	Cycling Action Plan for Scotland 2017-2020
	A Long-Term Vision for Active Travel in Scotland 2030
	Equality Act 2010
	Disability Discrimination Acts 1995 and 2005
	Community Empowerment Act 2015
Natural Conservation	
	Wildlife and Countryside Act 1981 (as amended)
	The Nature Conservation (Scotland) Act 2004
	Scotland's Biodiversity Strategy- It's in your hands (2004)
	2020 Challenge for Scotland's Biodiversity - A Strategy for the conservation and enhancement of biodiversity in Scotland (2013)

	Name of Plan, Programme, Strategy or Environmental Protection Strategy
	The Conservation (Natural Habitats etc.) Regulations 1994 (as amended)
	The Conservation (Natural Habitats) Amendment (Scotland) Regulations 2007
	Making the Links: Greenspace for a More Successful and Sustainable Scotland (2009)
Water	
	Water Environment (Controlled Activities) (Scotland) Regulations 2011, as amended
	Water Environment and Water Services (Scotland) Act 2003
	Water Environment (Controlled Activities) (Scotland) Regulations 2005
	Flood Risk Management (Scotland) Act 2009
	The River Basin Management Plan for the Scotland River Basin District: 2015–2027 (2015)
	Scottish Water Strategic Asset and Capacity Development Plan (2012)
	SEPA Groundwater Protection Policy for Scotland v3: Environmental Policy 19 (SEPA)
	Action Programme for Nitrate Vulnerable Zones (Scotland) Regulations 2008)
Waste	
	Scotland's Zero Waste Plan (2010)
	SEPA Guidelines for Thermal Treatment of Municipal Waste
	The Landfill Directive 99/31/EC
	The Waste Framework Directive 2008/98/EC
	Taking Sustainable Use of Resources Forward: A Thematic Strategy on the Prevention and Recycling of Waste (2005)
Marine and Coastal	
	SEAS The Opportunity: A Strategy for the Long Term Sustainability of Scotland's Coasts and Seas (2005)
	Marine (Scotland) Act 2010
	UK Marine Policy Statement
	Our Seas- A Shared Resource. High Level Marine Objectives (2009)
Cross- Sector Guidance	
	PAN 60: Planning for Natural Heritage
	PAN 61: Planning and Sustainable Urban Drainage Systems
	Planning and Waste Management Advice (2015)
	PAN 65: Planning and Open Space
	PAN 75: Transport and Planning
	PAN 76: New Residential Streets
	PAN 77: Designing Safer Places
	PAN 78: Inclusive Design
Regional Level	
Overarching Planning Policy	
	Aberdeen City and Shire Strategic Development Plan 2020
Cross- Sectoral	
	Regional Economic Strategy – Securing the Future of the North East 2015
	The Economic Action Plan for Aberdeen City and Shire to 2025
	NESTRANS Regional Transport Strategy Refresh (2013)
	Building on our Strengths 2013-2020: Aberdeen and Aberdeenshire Tourism Strategy
Nature Conservation	

	Name of Plan, Programme, Strategy or Environmental Protection Strategy
	North East of Scotland Biodiversity Partnership - Action Plan 2014 - 2017
	Forestry and Woodlands Strategy 2017
	River Dee Catchment Management Plan (2007)
Local Level	
	Draft Aberdeen Local Housing Strategy 2018-2023
	Aberdeen City Local Transport Strategy 2016 - 2021
	Aberdeen City Air Quality Action Plan
	Local Outcome Improvement Plan 2016-26
	Aberdeen City Centre Masterplan and Delivery Programme 2015
	Aberdeen Nature Conservation Strategy 2010-2015
	Forestry Commission Scotland Management Plans: Aberdeen Woods and Dyce Woods
	Open Space Audit and Strategy 2011-2016
	Aberdeen City Core Paths Plan
	Landscape Character Assessment of Aberdeen
	Contaminated Land Strategy
	Aberdeen City Waste Strategy 2014-25
	Powering Aberdeen – Aberdeen Sustainable Energy Action Plan 2016

From the analysis of the relevant environmental protection objectives contained in these plans, programmes and strategies, the key points arising from this analysis are that the Local Development Plan should:

- Avoid adverse impacts on both statutory and non-statutory protected sites for natural heritage interests i.e. habitats, species, earth science interests and landscape interests including:
 - Internationally important Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated under the terms of the Conservation Regulations 1994
 - Nationally important Sites of Special Scientific Interest (SSSIs) notified under the terms of the Wildlife and Countryside Act 1981
 - Nationally important areas for landscape and visual amenity e.g. Designed Landscapes
 - Locally important wildlife sites e.g. Local Nature Reserves (LNRs) and Local Nature Conservation Sites.
- Ensure compliance with statutory provisions for statutory protected species and with regional biodiversity plans e.g.
 - EPS (e.g. otters and bats), Wildlife and Countryside Act schedule 1 species (e.g. golden eagle),
 - Wildlife and Countryside Act schedule 5 species (e.g. red squirrel and water vole),
 - the Protection of Badgers Act, and with objectives of North East Scotland Biodiversity Action Plan (e.g. aspen hover fly and wych elm)
- Promote biodiversity, maintain and restore natural habitats and habitat networks.
- Maintain and support landscape character and local distinctiveness.
- Promote the provision of access links to adjacent access routes e.g. core path network, or existing footpaths.

- Promote sustainable use of water and mitigate the effects of floods and droughts;
- Support strategies that help to limit or reduce the emissions of greenhouse gases;
- Encourage increased use of renewable energy resources and more efficient use of energy and water
- Support strategies that help to limit or reduce the emissions of pollutants;
- Protect wildlife from disturbance, injury or intentional destruction;
- Promote good design, safe environment, clean environment and good quality services;
- Promote sustainable alternatives to car and reduce congestion traffic pollution through walking, cycling and the location of sports facilities;
- Promote economic growth, social inclusion, environmental improvement, health and safety;
- Promote strategies that do not degrade the coastal environment;
- Promote the economy, support the community and the public service;
- Set the framework for development consents for major sport facilities development;
- Help to promote, protect and, where appropriate, enhance the historic environment;
- Seek to promote watercourses as valuable landscape features and wildlife habitats;
- Ensure that the water quality and good ecological status of the water framework directive are maintained;
- Avoid introduction or spread of non-native species; and
- Ensure terrestrial and marine spatial planning is integrated.

5.2 Current State of the Environment and Characteristics of Areas Likely to be Significantly Affected

The Environmental Assessment (Scotland) Act 2005 Schedule 3 requires that the Environmental Report includes a description of the relevant aspects of the current state of the environment. This section describes the environmental context within which the LDP operates and the constraints and targets that this context imposes on the PPS. A detailed analysis of the baseline data is presented in Appendix 4. The analysis of the baseline information indicates that the LDP is likely to have more significant effects on certain areas than others. This is due to the sensitivity of those areas in terms of international, national and local designation. Although other areas may not be designated, the effects on those sites from the plan could be cumulative.

5.3 Environmental Problems, Likely Evolution of the Environment Without the LDP and Possible Role of the LDP

The Environmental Report is required to identify the environmental issues, trends or problems in Aberdeen City, the likely evolution of the environment without the LDP, and the potential role of the LDP in addressing these. Environmental problems that affect the PPS were identified through discussions with sustainability officers, sports and culture officers; analysis of baseline data relevant to Aberdeen City and previous SEAs. Some of the problems relating to the City are taken up in the Core Paths Plan and Draft Aberdeen Local Housing Strategy.

It is important to clarify that this is a review of the extant LDP adopted in January 2017 and that without review the current LDP would remain. With this in mind the likely evolution of the environment without the LDP is likely to focus on anything that is likely to change between the plans. There are also other local and regional PPS listed in Table 5.1, for example the Aberdeen City and Shire Strategic Development Plan 2020, Local Transport Strategy, the Draft Local Housing Strategy and the Core Paths Plan, which will involve physical development which will have environmental consequences; both positive and negative. It is envisaged that future changes to the environment are inevitable due to natural processes, but also due to human interventions that are unconnected with the LDP. The existing environmental problems described in the previous section would likely persist in the absence of an LDP.

Table 5.2 describes the environmental problems in Aberdeen, their likely evolution without the LDP and the possible role of the LDP.

Table 5.2: Potential Environmental Changes without the LDP

SEA Topic	Issues/Trends/Environmental Problems	Likely Evolution Without the LDP	Possible role of LDP
<p>Biodiversity, flora & fauna</p>	<ul style="list-style-type: none"> • Potential disturbance to protected species from new development. • Potential loss of green space to develop housing and employment areas. • Disturbance to species from new development. • Potential loss of green linkages and wildlife corridors. • Pressure on the River Dee SAC from abstraction. • Pressure on Local Nature Conservation Sites. • Pressure on Protected Species from new development through disturbance or loss of resting places and habitats. • Loss of biodiversity action plan species and habitats as a result of new development. • Potential loss, fragmentation or inadequate supply of green networks and wildlife corridors as a result of new development. • Alteration in the management of green space as a result of new development. • Introduction of alien species of animals or plants as a result of new development. 	<p>The effects on biodiversity predicted due to the plan would not occur and adverse effects on biodiversity caused by other activities would remain. This includes the loss and fragmentation of habitats caused by unplanned development not promoted by the Strategic Development Plan and Local Development Plan.</p>	<p>The Local Development Plan should protect biodiversity through minimising the impact on protected and non-protected designations and provide opportunities to enhance biodiversity.</p>
<p>Air Quality & Climatic Factors</p>	<ul style="list-style-type: none"> • Temporary release of particulate matter in constructing new development. • Substantial energy consumption in new developments and in transport. 	<p>A lack of development opportunities in the city could force development further away and increase commuting, contributing to</p>	<p>The Local Development Plan should encourage the use of renewable energy sources and energy efficiency measures in buildings. It should also</p>

	<ul style="list-style-type: none"> • Lack of renewable energy use in new developments. • Continuing car dependence with high CO2 emissions. • Energy consumption with respect to transport – including consideration of alternative fuels to petrol & diesel. • Energy consumption of new development – including consideration of district heating. 	<p>greenhouse gases, air pollution and nuisance. The implementation of the PPS will continue to affect air and climatic factors.</p>	<p>encourage consideration of district heating in new developments, and alternative fuels to petrol and diesel for vehicles.</p> <p>The implementation of the strategy should minimise car dependence, air pollution and nuisance.</p>
Water	<ul style="list-style-type: none"> • Potential pollution from new developments, especially industrial areas. • Disturbance to qualifying features in River Dee from new development, including as a result of water abstraction. • Increased need to abstract water during the construction of, and servicing new development. • Flooding events are predicted to increase in frequency and severity due to the effects of climate change; consequently, any future development below 5m datum is liable to flooding. 	<p>Adverse effects on water quality would remain in the absence of the strategy. There is the opportunity to further refine policies on water to minimise the environmental impact.</p> <p>Construction associated with other plans would still occur and agricultural run-off would continue to cause pollution of water bodies.</p>	<p>The Local Development Plan should minimise water pollution and avoid disturbance to qualifying features of the River Dee.</p> <p>The implementation of the Local Development Plan should avoid the risk of flooding.</p> <p>The implementation of the Local Development Plan should improve water quality and ensure sustainable use of water.</p>
Soil	<ul style="list-style-type: none"> • Impact of run-off from hard surfaces and new development. • Soil sealing and compaction arising from new development. • Substances used in construction, cleaning and redevelopment could potentially contaminate the soil. • Increase in the amount of waste arising from new development. 	<p>Impacts on soil caused by the development of the strategy may not necessarily occur. Those impacts on soils and agricultural land associated with proposals within other plans and human activities would remain.</p>	<p>The Local Development Plan should ensure that SuDS are delivered in new development.</p> <p>The implementation of developments should avoid soil contamination. The waste hierarchy should be promoted.</p>

	<ul style="list-style-type: none"> • There is only a limited amount of carbon-rich soil in Aberdeen and it is not considered to be a significant environmental factor. 		
Landscape	<ul style="list-style-type: none"> • New development reducing public open space and green space in the city. • New development harming the landscape setting of the city. • New developments harming landscape features. • New development resulting in coalescence and urban sprawl. 	<p>Impacts on landscape character resulting from the plan are not expected to be significantly changed as the major greenfield allocations made in the 2017 Local Development Plan are being carried forward. Also, most of the allocations in the Proposed Plan are on brownfield land. There would be a greater risk of unplanned sporadic development affecting landscape character without an up-to-date Local Development Plan. Those impacts associated with proposals within other plans and human activities would remain.</p>	<p>The Local Development Plan must ensure that playing fields and public open spaces are protected.</p> <p>The Local Development Plan must take into account landscape setting when setting the allocations.</p> <p>The Local Development Plan should safeguard character.</p>
Cultural Heritage	<ul style="list-style-type: none"> • New development can potentially impact on historical features. • Development activities can damage historical features. 	<p>The effects on the historic environment resulting from the plan may not occur. There may be opportunities to enhance the policies on design and cultural heritage that would be lost without reviewing the Local Development Plan.</p>	<p>The Local Development Plan should protect and where appropriate enhance the historical environment. It should manage the conflict between modern requirements and historic buildings.</p>
Population & Human Health	<ul style="list-style-type: none"> • Development activities around certain parts of the city, declared air quality 	<p>Without development, the city's population could decline, resulting in</p>	<p>The Local Development Plan must recognise air quality management</p>

	<p>management areas, affecting people's health.</p> <ul style="list-style-type: none"> • Inadequate provision of open space and sporting facilities. • Severance of links between residential areas and recreational sites limiting healthy sporting activities. • Lack of spaces for food growing. • Lack of family housing leading to a decline in the number of younger people. • Changing demographics – loss of population and ageing population • Lack of affordable housing. • Energy and consumption with respect to transport – including consideration of alternative fuels to petrol & diesel. • Energy consumption of new development – including consideration of district heating. 	<p>falling demand for schools and other facilities.</p>	<p>areas.</p> <p>The Local Development Plan should provide adequate sport facilities, open spaces, affordable housing and family housing.</p> <p>The Local Development Plan should support food growing spaces.</p> <p>The Local Development Plan should take into account the needs of all sectors of society.</p>
<p>Material Assets</p>	<ul style="list-style-type: none"> • Lack of adequate housing land, employment land and community facilities to meet the needs of people in Aberdeen city. • Lack of adequate infrastructure to accommodate the scale of housing proposed for the city. • Limited use of recycled building materials. • New infrastructure / major developments require improvements. • Major development not identified in the development plan. • Impacts on River Dee and the water environment due to infrastructure. 	<p>Other PPS being implemented in the city, such as the Aberdeen Housing Strategy are likely to affect material assets.</p>	<p>The Local Development Plan should promote the development requirements of the Strategic Development Plan. It should support regular maintenance and improvement of key infrastructure projects including rainwater and waste water infrastructure, while at the same time protecting key water environments.</p>

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|--|---|--|--|
| | <ul style="list-style-type: none">• Public water supply requirements on the River Dee.• Rainwater and waste water infrastructure including impacts on water environment. | | |
|--|---|--|--|

6 Assessment

6.1 Scoping in of SEA Issues

We scoped in the whole of the LDP, in accordance with Schedule 2 of the Environmental Assessment (Scotland) Act 2005. This was because we knew the LDP is likely to have a significant effect on all the environmental issues.

6.2 Preferred Options and Alternatives

As part of the consultation and background work on the LDP, we considered many different options for the strategic, policy and site-specific aspects of the plan (see Tables 4.2 and 4.3 for a summary of the options we considered). All the preferred options and the alternatives we considered have been subject to an SEA assessment (contained in the Interim Environmental Report) to determine their suitability for the LDP.

6.3 Assessment of Environmental Effects

We have assessed all of the options in the LDP against SEA topics or 'indicators'. We have predicted whether the effects of the LDP will be negative, positive, uncertain, or neutral. We also considered the reversibility or irreversibility of the effects, risks, the duration of the impact (permanent, temporary, long-term, short-term and medium-term) and the cumulative impact (direct, indirect, secondary and synergistic) of the different aspects of the plan working together. Where a strategic option scored badly against SEA indicators, it was rejected unless there are other overriding planning considerations.

SEA and Decision-making

The LDP allocates brownfield and greenfield sites as opportunities for development. The following sections explain the assessment process for the land allocations and how the SEA assessment has informed decision making for the LDP.

Greenfield Sites

Overall, there is a requirement to identify greenfield sites to accommodate a significant amount of new homes and employment uses, and there will be an inevitable environmental effect resulting from this. The limited preferred greenfield site options have been selected as a result of the environmental assessment, planning assessment and public consultation on the Main Issues Report. They fit with the spatial strategy in the Strategic Development Plan and minimise the overall impact on the environment, as informed by the SEA. Where preferred site options result in a likely significant environmental effect, a requirement for mitigation has been highlighted.

We will be carrying forward the greenfield sites allocated in the existing 2017 LDP. The SDP does not require us to identify any further greenfield land for housing or employment uses and the vast majority of new development bids have been identified as alternative based on this justification. In some cases, the alternative sites would have a significant impact on the environment or do not fit with the spatial strategy, or would be beyond the capacity of the SDP to deliver in terms of the

supporting infrastructure, environmental resources (e.g. water), environmental safeguards, mitigation and monitoring measures. For this reason, the alternative allocations are likely to have significant adverse effects on the environment cumulatively, if allowed. However, the Proposed Plan identifies a limited number of preferred greenfield options for other uses: housing, a stadium and community facilities.

Brownfield Sites

Many of the brownfield site allocations from the 2017 LDP have been carried forward into the next plan with no change (we have removed those that have been developed, or no longer have a realistic prospect of being so). We have also identified some preferred options from new development bids. There is broad support in the strategy for brownfield development because these sites avoid the need to increase land take for development and they are located in the most sustainable locations, and their reuse assists regeneration and supports existing services and facilities. Identifying new brownfield opportunities for housing, employment or other uses is consistent with the SDP. However, through the SEA assessment process, some brownfield proposals have been identified as having a more significant impact on particular environmental indicators. These have not been taken forward into the LDP. In general, however, brownfield development is a more sustainable option than greenfield development, and the Strategic Development Plan Spatial Strategy requires the LDP to identify a significant amount of brownfield land for development. Where a site is preferred, but there are still constraints to its development, mitigation measures have been identified.

Land Use Policy and Supplementary and Non-Supplementary Guidance Options

The LDP contains the policies against which all planning applications will be assessed. Some policies promote development, and some ensure that development takes place in the right way and does not have a negative impact on the environment. The majority of policy in the existing 2017 LDP will be carried forward into the Proposed Plan with only minor changes to provide extra clarification, further detail, corrections or technical updates. Some other policies have been subject to more significant change and there are also a small number of brand new policies. Each individual policy has been fully reassessed for the Proposed Plan.

While the 2017 LDP included supplementary guidance, for the 2020 Proposed Plan existing supplementary guidance will be taken forward as non-statutory planning guidance titled 'Aberdeen Planning Guidance'. This is with the exception of Developer Obligations which will be taken forward as supplementary guidance.

All of the policies and the SG contained in the Proposed Plan have been assessed against SEA indicators. The SEA process has also been used to refine these policies and supplementary guidance to minimise negative impact on the environment and maximise the positive benefits. The summaries of the assessments of policies and supplementary guidance are contained in Appendix 8 and 9.

Masterplans

The LDP requires masterplans to be produced for the larger development areas. Masterplans will improve the quality of the development, and often play a key role in mitigating the impact of a development on the environment. Many of the sites

identified in the Proposed Plan already have adopted masterplans which are subject to individual SEA screening, and any future masterplans or development frameworks produced will also be subject to SEA screening.

6.4 Framework for Assessing Environmental Effects

We have assessed the policies and allocations considered as part of the Proposed Plan against SEA topics. We have predicted whether these effects are negative, positive, uncertain, mixed or neutral effects. We have further evaluated their significance on the receptors in relation to reversibility or irreversibility of effects, risks and duration (permanent, temporary, long-term, short-term and medium-term). We have also assessed cumulative effects in a separate table.

Comments from the Consultation Authorities (SNH, SEPA and Historic Environment Scotland) have been taken into account regarding the methods, scope and level of detail in this Environmental Report. To help the assessment process and ensure consistency we set questions based on the SEA topics; the objectives and questions we used are set out in Table 6.1: Environmental Objectives and Questions.

Table 6.1: Environmental Objectives and Questions

Site assessment question	Objective/ Related SEA topic if applicable	Does the development ...
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 		
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Increase development that physically impacts on a watercourse or the coastline?</p> <p>Result in the release of water-borne pollution into watercourses, groundwater or reservoirs during construction or longer term?</p> <p>Increase the amount of surface water run-off into water bodies?</p>
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>		<p>Increase the need to abstract water during the construction of, and servicing new development?</p> <p>Result in the release of water-borne pollution into watercourses, groundwater or reservoirs during construction or longer term?</p> <p>Increase the area at risk from flooding, or result in increased flooding in other areas?</p> <p>Increase the area vulnerable to the effects of changes in climate, including increased rainfall and extreme weather events?</p>
<p>Can the option connect to the public foul sewer?</p>		<p>Allow or encourage connection to the public sewerage system?</p>
<p>Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?</p>	<p>Water and Biodiversity, Fauna and Flora</p>	<p>Does the development harm any existing wetlands/boggy areas?</p>
<p>For large scale developments are there any private or public water supplies within 250m of the site which may be affected?</p>	<p>Water and Human Health</p>	<p>Will the development be connected to the public/private water supplies?</p> <p>Is there capacity?</p>

Site assessment question	Objective/ Related SEA topic if applicable	Does the development ...
<p><i>Flood Risk</i></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	<p>Water, Climatic Factors and Human Health</p>	<p>Increase the area at risk from flooding, or result in increased flooding in other areas?</p> <p>Increase the area vulnerable to the effects of changes in climate, including increased rainfall and extreme weather events?</p> <p>Locate development in areas at risk from flooding?</p> <p>Ensure adequate space is provided for surface water drainage including SUDS to be implemented?</p>
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and improve connectivity/function and create new links where needed. 		
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Protect, provide and improve habitats to enhance biodiversity?</p> <p>Affect the conservation objectives of any international, national or locally designated site? If yes, HRA required.</p> <p>Result in any negative impacts or place pressure on the conservation objectives of the River Dee SAC? If yes, HRA required.</p> <p>Protect and enhance areas of existing trees, woodland and hedges?</p> <p>Affect populations of any protected species, their habitats and resting places or roosts?</p> <p>(Protected species include Otters, Bats, Red Squirrels, Water Vole, Badgers and species in the North East Scotland Biodiversity Action Plan)</p>

Site assessment question	Objective/ Related SEA topic if applicable	Does the development ...
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		Geodiversity sites include Bay of Nigg (Balnagask to Cove).
Climate Change mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 		
What is the proposal overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	Promote sustainable and active travel? Significantly increase energy consumption (proposed use and volume of users compared to existing)? Significantly increase production of waste? Promote the use of renewable energy and the efficient use of energy and water? Result in the development of peat rich soils?
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants 		
Could the option lead to Local Air Quality Management thresholds being breached in Aberdeen's existing Air Quality Management Areas?	Air	Impact on or be affected by the Air Quality Management Areas (City Centre, Anderson Drive, Wellington Road)?
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Result in the temporary release of particulate matter in constructing new development? Increase vehicle traffic increasing carbon footprint and negatively impacting on air quality?
Will the option lead to a sensitive use being located close to a site regulated for emissions to air by SEPA?	Air and Human Health	Is it in close proximity to a landfill site, factory, waste water treatment works, MERF, energy from waste site?

Site assessment question	Objective/ Related SEA topic if applicable	Does the development ...
<p>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 		
<p>Education capacity - Secondary School Catchment Area/ Primary school catchment area Health provision</p>	<p>Population and human health or material assets</p>	<p>What is the capacity? Is there enough capacity? Is there a GP surgery nearby?</p>
<p>To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?</p>		<p>Reduce public open space and green space in the city? Improve and make provision of open space and sporting facilities? Result in the severance of links between residential areas and recreational sites, limiting healthy sporting activities?</p>
<p>To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?</p>		<p>Are these things present? Remove or sever any core path or right of way? Provide improved access to natural and built assets?</p>
<p>Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?</p>		<p>Remove or sever existing green network in or around the development? Improve existing green networks?</p>
<p>Soils</p> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality 		
<p>Is the option on greenfield or brownfield land?</p>	<p>Material Assets and Soils</p>	<p>Is it greenfield or brownfield land? Does it result in soil sealing and compaction?</p>

Site assessment question	Objective/ Related SEA topic if applicable	Does the development ...
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		<p>Result in the release of substances during construction, cleaning or redevelopment that could potentially contaminate the soil?</p> <p>Ensure that possible contamination will be properly remediated and not impact upon sensitive receptors such as human health or the water environment?</p>
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	Result in the development of peat rich soils?
Does the proposal result in the loss of the best quality agricultural land?	Soils	Check Land Capacity for Agricultural Data
<p>Deliverability/sustainability constraints</p> <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 		
<p>Will the site be delivered within the LDP timeframe?</p> <p>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p>	Material assets	<p>Provide adequate housing land, employment land and community facilities to meet the needs of people in Aberdeen City within the Plan timeline?</p> <p>Is there a connection to existing utilities?</p>
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	<p>Is the site north facing, east or west facing or south-west, south, south-east facing?</p> <p>Does the site have shelter from northerly winds through topography, vegetation and/or presence of frost pockets likely to occur?</p> <p>Does any part of the site have steep slopes or undulations?</p>
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors	Can the road network cope?

Site assessment question	Objective/ Related SEA topic if applicable	Does the development ...
<p>Is the site close to a range of facilities? Can these be accessed by public transport?</p>	<p>Climatic factors and human health</p>	<p>Proximity to bus/rail network (400m) Proximity to car clubs Shopping, health or recreation spaces (800m) Proximity to significant employment opportunities (1.6km) Promote the provision of safe pedestrian access links? Remove or sever any core path or right of way?</p>
<p>Landscape Designated sites</p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 		
<p>Non-designated landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	<p>Landscape</p>	<p>Detract from or harm the landscape setting of the city? Result in coalescence of settlements or urban sprawl?</p>
<p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?</p>		<p>Impact Valleys, Coasts, Hills? Detract from or harm the landscape setting of the city? Impact on any landscape or geological features? Degrade the coastal environment? Impact on any landscape or geological features?</p>
<p>Material assets</p> <ul style="list-style-type: none"> Minimise waste. 		

Site assessment question	Objective/ Related SEA topic if applicable	Does the development ...
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	<p>Is it a brownfield site?</p> <p>Are materials being reused/converted?</p> <p>Allow for the sustainable use of resources including waste and energy?</p>
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	<p>Direct waste to the MERF and Energy from Waste Plant operational in Aberdeen?</p> <p>Promote more sustainable waste facilities to divert it away from landfill?</p> <p>Ensure adequate space for kerbside collection or recycling facilities in new development?</p>
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Does the proposal comply with Scottish Planning Policy (pg41-44)?
<p>Cultural Heritage</p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 		
Will the option affect any archaeological sites, scheduled monuments, listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>Conserve and enhance historic buildings, archaeological sites, conservation areas?</p> <p>Impact on the landscape setting of Aberdeen or any historic features or sites listed on GIS or the Canmore Database https://canmore.org.uk/ ?</p>

Site assessment question	Objective/ Related SEA topic if applicable	Does the development ...
Will the option affect any Inventory Garden and Designed Landscape?	Cultural heritage, incl links with landscape	Affect Duthie Park?
To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Does the proposal enhance or improve access to the historic environment?
Population <ul style="list-style-type: none"> Promote economic growth, social Inclusion, environmental improvement, health and safety. 		
Promote economic growth, social Inclusion, environmental improvement, health and safety;	Population	Provide a range of house types and sizes to support identified population needs? Support an ageing population by providing appropriate type and location of housing, facilities and public transport? Deliver affordable housing?
Human health <ul style="list-style-type: none"> Protect and enhance human health. 		
Protect and enhance human health	Human health and air quality	Allow development activities around certain parts of the city that are declared air quality management areas, resulting in a negative effect on people's health?

Note on the assessment of Water

We frequently refer to the water abstraction levels of the River Dee in the various assessments. It is accepted that the plan will increase water abstraction levels from the River Dee in order to support additional development. However, all water abstractions are licenced and all engineering works in or near rivers and lochs must make sure the appropriate authorisations are in place before work begins. Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. The issue of water abstraction from the River Dee is therefore not considered as part of this SEA. It is considered to be an issue beyond the scope of this Plan, and it's associated Environmental Report. Decisions regarding acceptable water abstraction levels from the River Dee are discussed and agreed between Scottish Environment Protection Agency (SEPA), Scottish Water and SNH. The Habitats Regulations Assessment also covers this issue.

6.5 Cumulative Effect Assessment

Paragraph 6 (e) of Schedule 3, of the Environmental Assessment (Scotland) Act 2005 requires that we assess the likely significant effects on the environment, including secondary, cumulative and synergistic effects. As such we have assessed the likely significant effects that all the components of the plan will have on the environment. In the cumulative effects assessment, we have assessed direct/indirect/secondary, time crowding, time lag, space crowding, cross-boundary, nibbling and synergistic effects. This is presented in Appendix 10 - Cumulative, Synergistic and Secondary Environmental Effects. The key points of the cumulative assessment are:

- Impacts on short term air quality;
- Long term irreversible impacts on biodiversity as a result of significant greenfield development;
- Mixed impact on climate as development will increase use of resources, but new developments will be more efficient;
- New development will impact negatively on water quality and will increase water abstraction;
- Negative impacts on landscape as a result of significant greenfield development;
- Mixed impacts on cultural heritage as a result of development and the policies to protect the historic and cultural environment contained in the plan; and
- Development will result in long term positive effects on population, human health and material assets.

7 Mitigation Measures

The SEA Directive requires that through mitigation measures, recommendations will be made to prevent, reduce or compensate for the negative effects of implementing the strategy. The proposed framework to be adopted to mitigate common significant environmental effects is set out on Table 7.1. The individual assessments of the sites, policies and supplementary guidance also describe case-specific mitigation measures where relevant. Site-specific mitigation measures for individual sites have also been included as an appendix to the LDP to ensure they are taken account of in lower-level decisions on planning applications.

Table 7.1 Significant Effects of Plan and Mitigation Measures

SEA Issue	Plan Impact (++/--)	Mitigation Measures	When should mitigation be considered?	Who is responsible for undertaking the mitigation?
General	Owing to the very significant scale of development on both greenfield and brownfield sites released and supported by this plan, there is likely to be a very significant impact on all of the indicators.	<ul style="list-style-type: none"> The LDP ensures that development is phased in accordance with policies LR1 and LR2 Land Release, so the effects of development can be managed over time. Development is also programmed, for example through masterplanning, to ensure development does not proceed unless required infrastructure is in place. 		

Biodiversity	<p>Impact on Natura 2000 sites Development may have a negative impact on the qualifying interests of a Natura 2000 site, including the River Dee SAC but also the Moray Firth SAC, Ythan Estuary, Sans of Forvie & Meikle Loch and Loch of Skene. Development sites, especially greenfield sites that are on a direct pathway to the site (e.g. a tributary) may have a negative impact on the conservation objectives and biodiversity of the site due to pathway effects of pollution (--).</p> <p>Greenfield development across the whole city will increase demand for water which is likely to be abstracted from the River Dee, which may have effects on the conservation objectives of the SAC (--).</p>	<ul style="list-style-type: none"> • Policy NE3 Natural Heritage includes a statement requiring an HRA Appropriate Assessment where a proposal is likely to affect Natura 2000 sites. Where necessary, each Appropriate Assessment will outline site-specific mitigation measures. • Appropriate Assessment will also trigger a requirement for EIA to further address any negative impacts arising from a specific project. • Policy NE3 also allows for Construction Environmental Management Plans to be required, to address the environmental impact of construction on the environment. • Policy R6 Low and Zero Carbon Buildings and Water Efficiency requires all new developments to install water saving technologies to help minimise abstraction from the River Dee which will help to minimise any negative effects. <p>These measures are consistent with the mitigation identified by the SDP (EIA and HRA will be required through policy and conditions as appropriate).</p>	<p>When producing LDP policy and Aberdeen Planning Guidance</p> <p>Through the Development Management process, including EIA and HRA as appropriate</p> <p>HRA of the LDP</p> <p>Masterplanning</p>	<p>LDP Team</p> <p>Environmental Planners</p> <p>Development Management Team;</p> <p>Developers</p> <p>Masterplanning, Design and Conservation Team</p>
	<p>Impact Designated Sites and Protected Species Development is likely to have a negative effect on any designated nature conservation sites or populations of protected species which may be present, or their habitats and resting places (--).</p>	<ul style="list-style-type: none"> • Policy NE3 Natural Heritage requires Ecological Assessments to be completed where a development is likely to affect a designated site or protected species, with specific mitigation measures identified where necessary. • Bat surveys will also be required where there is sufficient likelihood that bats will be present and in accordance with relevant Aberdeen Planning Guidance. • Policy NE3 also states that all developments should seek to enhance biodiversity in general. • Appropriate buffer zones are required to be incorporated into major transport projects, for example new roads. <p>These measures are consistent with the mitigation identified by the SDP (LDP will have policies protecting the natural environment).</p>		

<p>Severance of Habitat Networks In developing some sites, particularly greenfield sites, barriers to species movement will be created and existing networks lost resulting in habitat fragmentation (--).</p> <p>However, the masterplanning, design and development of greenfield sites provides an opportunity to enhance green networks and habitat networks where these were previously absent or poor quality. This may also be especially the case for brownfield sites (++).</p>	<ul style="list-style-type: none"> • The LDP identifies and protects a large network of green space network, comprising sites of important natural habitat and links between these. • Policy NE2 Green & Blue Infrastructure states that masterplanning of new developments will determine the location, configuration and extent of GSN in these areas, which provide connection between habitats. GSN aspect of this policy will be applied so that proposals ensure habitat links are maintained and enhanced. <p>These measures are consistent with the mitigation identified by the SDP (LDP will consider the need to protect or enhance existing green networks).</p>		
<p>Impact on Watercourse and Waterbodies Where watercourses are present on a site, proposals may physically impact upon the channels and result in the release of waterborne pollution, which may affect biodiversity and water quality (--).</p>	<ul style="list-style-type: none"> • Policy NE4 Our Water Environment states that watercourses will be maintained as naturalised channels with riparian buffer strips, and not subject to excessive engineering work or unnecessary culverting. It also notes that where there are existing culverts, opportunities to reinstate them as open watercourses will be explored, which would enhance their biodiversity value. 		
<p>Impact on Trees and Woodlands Development of greenfield areas may result in the loss of trees or woodland, including ancient woodlands of particular biodiversity importance and hedgerows (--).</p>	<ul style="list-style-type: none"> • Some trees and woodlands are protected by law (TPO, Conservation Areas) and the LDP policies reflect and support our statutory duties. • Important areas of woodland are zoned as NE2 Blue and Green Infrastructure (Green Space Network). • Policy NE5 Trees & Woodlands states a policy presumption against all development that will lead to the loss or damage of established trees and woodland, including ancient woodland. It also requires a Tree Protection Plan to be agreed before development commences to ensure no damage is inflicted against established trees. 		
<p>Bay of Nigg The development of a new harbour at</p>	<ul style="list-style-type: none"> • A Development Framework has been developed for the harbour development and the wider area. This addresses opportunities to 		

	<p>Bay of Nigg will have a significant temporary and permanent impact on part of the Balnagask to Cove Local Nature Conservation Site. Part of the bay is also a Site of Special Scientific Interest, mainly due to its geological interest, although the built proposals do not include this area. Building and dredging operations could affect bottlenose dolphins and Atlantic salmon. These are qualifying species for the Moray Firth SAC and the River Dee SAC respectively. There is also the potential for development to have an adverse impact on the extent, quality and use of green space in the vicinity. There may also be an impact on habitats and species of biodiversity value (--).</p>	<p>open space and green networks.</p> <ul style="list-style-type: none"> • Policy NE3 Natural Heritage includes a statement requiring an HRA Appropriate Assessment where a proposal is likely to affect Natura 2000 sites. Where necessary, each Appropriate Assessment will outline site-specific mitigation measures. • Appropriate Assessment will also trigger a requirement for EIA to further address any negative impacts arising from a specific project. • Policy NE3 also allows for Construction Environmental Management Plans to be required, to address the environmental impact of construction on the environment. 		
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Air</p>	<p>Air Pollution Development of a greenfield site is likely to increase traffic into the built up area and therefore have a long term impact negatively on air quality through vehicle emissions (--).</p> <p>Additional traffic generated by new development, especially in the city centre or at the harbour, may have a negative impact on existing Air Quality Management Areas, where present which may lead to the AQMA being extended (--).</p>	<ul style="list-style-type: none"> • Policy WB2 Air Quality states that planning applications which have the potential to have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants can be agreed. • Policy T2 promotes sustainable and active travel, including public transport provision, and walking and cycling routes which will reduce the level of air-polluting vehicles on the roads. • Developer contributions will be sought towards public transport and roads infrastructure improvements to help mitigate the traffic impact. • A Sustainable Urban Mobility Plan (SUMP) has been prepared for the city centre to promote more sustainable modes of transport, reduce congestion and improve air quality in the city centre. This is being delivered as part of the City Centre Masterplan and Delivery Programme. There is also a Low Emission Zone being prepared in the city centre. This will help to further improve air quality in the city centre. 	<p>When producing LDP policy and Aberdeen Planning Guidance</p> <p>Through the DM and Planning Agreements processes</p> <p>Masterplanning</p> <p>When producing the Local Transport Strategy, SUMP</p>	<p>LDP Team</p> <p>Development Management Team</p> <p>Transport Team</p> <p>Developers</p> <p>Projects Team (City Centre Masterplan and Delivery Programme)</p>

Climate	<p>Increased resource use The operation and management of new buildings will also increase resource use and energy consumption, although may also promote renewable energy and efficient use of energy and water. The cumulative impact is significant considering the allocations that are promoted are both greenfield and brownfield (--).</p>	<ul style="list-style-type: none"> Policy R6 Low and Zero Carbon Buildings and Water Efficiency requires all new buildings to install low and zero carbon generating technologies. It also requires all new buildings to use water-saving technologies and techniques. 	<p>When producing LDP policy and Aberdeen Planning Guidance</p> <p>Through the DM and Planning Agreements processes</p>	<p>LDP Team</p> <p>Development Management Team</p> <p>Transport Team</p> <p>Developers</p>
	<p>Flood Risk There are areas around Aberdeen that are at risk from flooding and there are smaller watercourses that could result in a flood risk. As more land is developed in Aberdeen, there is greater pressure to build on sites that may be affected by flooding. Development in these areas will increase vulnerability to climate change and will reduce ability to introduce flood prevention measures, particularly upstream (--).</p> <p>Sites close to areas currently identified as being at risk of flooding on SEPA's flood maps may be vulnerable to the effects of future changes in climate, for example increased rainfall or more extreme weather events (-).</p>	<ul style="list-style-type: none"> Development will not be permitted in areas at risk of flooding or where it would increase the risk of flooding elsewhere. Through masterplanning, any parts of sites at risk of flooding will be maintained as green space network, with watercourses maintained as naturalised channels with riparian buffer strips. Policy NE4 Our Water Environment requires Flood Risk Assessment and Drainage Impact Assessment, to help planning officers assess flood risk and which identify mitigation measures as appropriate. Aberdeen Planning Guidance will identify and protect land for regional SuDS, which will take the form of catchment-scale upstream storage to help protect against flooding downstream and reduce flood risk for the city centre. <p>These measures are consistent with the mitigation identified in the SDP (LDP should have policies on flooding and drainage and Aberdeen Planning Guidance on SUDS, DIA and Buffer Strips).</p>	<p>Masterplanning</p> <p>Through the production of Local Transport Strategy and SUMP</p>	<p>Building Standards</p> <p>Flooding Team</p>
	<p>Increased Surface Water Run-off Development on green space may also increase surface water run-off, and increase vulnerability to flooding (-).</p>	<ul style="list-style-type: none"> Policy NE4 Our Water Environment requires a Drainage Impact Assessment to be submitted for proposals of 5 or more homes or over 250m² non-residential floorspace. It also requires SuDS to be incorporated into all new development to help manage surface water run-off sustainably, helping to reduce the impact of new development on flood risk. 		

	<p>Increased Greenhouse Gas Emissions The scale of the housing and employment proposals in the LDP are likely to lead to an increase in traffic movements, which will result in increased greenhouse gas emissions. The cumulative impact is significant considering the allocations that are promoted are both greenfield and brownfield (--).</p>	<ul style="list-style-type: none"> • Policy T2 Sustainable Transport helps to encourage modal shift away from private car transport, by requiring that new developments are accessible by walking, cycling and public transport. It also encourages alternative fuel vehicles i.e. electric and hydrogen. • Policy LR2 Delivery of Mixed Use Communities aims to deliver mixed communities where people can live, work and access shopping and services within their communities, reducing the need to travel long distances. • Policy H3 Density also requires a minimum of 50 dwellings per hectare, in the interests of efficient use of land and reducing urban sprawl, helping to reduce the need to travel. <p>These measures are consistent with the mitigation identified in the SDP (LDP will work to ensure sustainable mixed communities and higher densities).</p>		
	<p>Promotion of Renewable Energy Developments Some developments and policies, e.g. Ness Solar Farm, will directly promote the generation and use of renewable energy, thus significantly reducing the climatic impact of greenhouse gases and other pollutants. Others direct waste away from landfill, reducing methane emissions (++).</p>	<ul style="list-style-type: none"> • In principle, the LDP supports the development of renewable heat and energy-generating facilities (Policy R7 Renewable and Low Carbon Energy Developments). • Policy R4 supports the principle of Energy from Waste Developments which reduces the amount of waste going to landfill, reducing methane emissions. • OP site has been identified and will be safeguarded specifically for an Energy from Waste facility. 		
Soil	<p>Ground Contamination It is likely that soil quality, structure and morphology will be damaged by development. Redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development (++).</p> <p>However, development may also result</p>	<ul style="list-style-type: none"> • Policy R2 Degraded and Contaminated Land states that all land which is degraded or contaminated will be restored or remediated to a level suitable for its proposed use. Where contamination is suspected, a site investigation will be carried out and any contamination remediated as appropriate. • With regards to Ness Solar Farm and any future development on the landfill site, these facilities will be subject to strict environmental health/building standards regulations; therefore, this is not a matter for planning. 	<p>Through the Development Management process</p> <p>EIA and other investigations required as appropriate</p>	<p>Development Management Team</p> <p>Contaminated Land Officer</p> <p>Developers</p>

<p>in the release of substances during construction that could potentially contaminate the soil (--).</p> <p>Use of and spills of chemicals at the proposed Ness Solar Farm present the risk of contamination. There may also be contamination risks associated with development on the former landfill site (--).</p>			
<p>Waste Directed from Landfill More development will also lead to increased waste generation (including construction waste), some of which is likely to be sent to landfill which pollutes the soil (-).</p> <p>Some developments will promote modern waste management facilities which will direct waste away from landfill, which will have a long-term positive effect on soil quality in these areas (++).</p>	<p>Policy R5 Waste Management Requirements for New Developments requires the provision of recycling facilities to help reduce waste going to landfill. Site Waste Management Plans may also be required to demonstrate recycling and reuse of materials.</p> <ul style="list-style-type: none"> • The next LDP identifies sites for modern waste management facilities, which have been identified as necessary by the Council to deal efficiently with Aberdeen's waste. <p>This measure is consistent with mitigation identified in the SDP (LDP will have a spatial framework for new waste facilities and should have policies to make use of construction waste).</p>		
<p>Peat Soils It is possible that some development may take place on peat soils, even though these are very limited in extent in Aberdeen. This would have the negative effect of releasing greenhouse gas into the atmosphere (-).</p>	<ul style="list-style-type: none"> • Policy NE3 Our Natural Heritage states that development will not be permitted if it would result in the development of peatland or carbon-rich soils. 		

	<p>Soil Sealing, Compaction and Erosion Very large developments, including tall and bulky buildings, will have a significant impact on soil sealing, erosion and compaction; some large developments also require significant underground infrastructure (--).</p>	<ul style="list-style-type: none"> Policy D3 Big Buildings directs these types of development to the most appropriate city centre locations, which are likely to be brownfield sites. LDP policies on waste, and policy NE3 Our Natural Heritage requires Construction Environmental Management Plans to be submitted with planning applications will also help to mitigate any impact on soil. 		
Water	<p>Pollution of Watercourses The development of a greenfield site is likely to release water borne pollution into watercourses, groundwater and reservoirs, particularly during the construction phase, if present (--).</p> <p>Sites at risk of flooding will have a negative effect on water quality in the event of a flood (--).</p>	<ul style="list-style-type: none"> The Council will liaise with SEPA where there is the potential for the pollution of the water environment. Policy NE3 Our Natural Heritage requires watercourses to be maintained as naturalised channels, and for riparian buffer strips to help protect watercourses from pollution. Policy NE4 Our Water Environment states that drainage solutions on all sites must be the most appropriate in terms of SuDS, which are highly beneficial to water quality. <p>This measure is consistent with the mitigation identified by the SDP (future plans should have policies to improve the ecological status of water).</p>	<p>When producing LDP policy and Aberdeen Planning Guidance</p> <p>Through the DM and Planning Agreements processes</p> <p>Masterplanning</p>	<p>LDP Team</p> <p>Development Management Team</p> <p>Transport Team</p> <p>Developers</p> <p>Building Standards</p> <p>Flooding Team</p> <p>SEPA</p>
	<p>Water Abstraction from the Dee All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH (--).</p>	<ul style="list-style-type: none"> Acceptable rates of water abstraction from the Dee are agreed between SEPA and Scottish Water. Policy R6 Low and Zero Carbon Buildings, and Water Efficiency states that all new development is required to install or utilise water saving technologies or techniques to help minimise the requirement for water abstraction to serve the city. 		
	<p>Physical Impacts on Watercourses & Coastline In some instances, watercourses or coastlines may be physically impacted through the development of a site; this is highlighted in the general assessments (--).</p> <p>Aberdeen Harbour expansion will have</p>	<ul style="list-style-type: none"> Policy NE4 Our Water Environment includes a presumption against excessive engineering or culverting, with natural treatment preferred where possible. There is also a presumption against developments which would require new or strengthened flood defences. LDP includes two zonings for the coast, developed and undeveloped, with a presumption against new development in the undeveloped coast. 		

	an impact on the local coastal water environment (-).			
Landscape	<p>Intrusion onto the Landscape Setting of the City It is likely that development of a general greenfield site, especially for very large structures or those in prominent locations within the context of the whole city, will have a permanent and negative affect on the landscape setting of the city or would negatively affect the aspect from local beauty spots (--).</p>	<ul style="list-style-type: none"> Landscape impact will be mitigated through screening or sensitive siting, design and layout of buildings within the site. Policy D4 Landscape states that new development should not adversely affect the character of landscapes and seascapes which are important for the setting of the city. 	<p>When producing LDP policy and Aberdeen Planning Guidance</p> <p>Through the DM Process</p> <p>Liaison with Conservation Officer</p>	<p>LDP Team</p> <p>Masterplanning, Design and Conservation Team</p>
	<p>Impact on Landscape Features Greenfield development is likely to have a negative effect on important landscape features, setting and character, including any geological features which may be present (--).</p>	<ul style="list-style-type: none"> Policy D5 Landscape Design expects development to ensure a sense of place is maintained and enhanced through an assessment of place and consideration of its surrounding landscape/seascape/townscape character. Developments must also mitigate any negative landscape and visual impacts. 	<p>Masterplanning Process</p>	
	<p>Coalescence and Urban Sprawl In general, greenfield development has the potential to result in coalescence of settlements and/or urban sprawl (--).</p>	<ul style="list-style-type: none"> Policy NE1 exists to protect areas of open and green space around Aberdeen and settlements around the city to protect against gradual infilling, coalescence and sprawl. Several policies, including LR2 Mixed Communities and H2 Density also aim to promote communities where people can live, work, shop and access services, discouraging sprawling single-use developments. 		
	<p>Restoration of Derelict Sites Redevelopment of brownfield sites that were previously derelict or poor quality is likely to have a significant positive effect if development is sensitive and of high quality design (++).</p>	<ul style="list-style-type: none"> The principle of brownfield redevelopment is strongly encouraged by the LDP Spatial Strategy. Policy R2 Degraded and Contaminated Land requires that all land that is degraded, including visually, is restored or remediated to a level suitable for its proposed use. 		

Population	<p>Affordable Housing and Housing Choice LDP has the potential to impact positively on population by providing affordable housing and greater choice of housing types and sizes, as well as employment opportunities and community facilities (++).</p> <p>Support Regeneration Redevelopment of certain sites will support regeneration of Regeneration Areas, including Tillydrone, Northfield and Torry (++).</p> <p>Meeting Retail Needs The plan also identifies sites specifically for retail use to help meet the additional floorspace needs identified by the Aberdeen City and Shire Retail Study 2019 (++).</p> <p>Facilities for the Population Sites for the development of dedicated new services and facilities for the population, such as the football stadium at Kingsford, will have a positive effect for the population (+).</p>	<ul style="list-style-type: none"> • Policy H2 Mixed Use Areas requires large developments to accommodate an appropriate mix of house types and sizes to provide choice and flexibility in meeting needs and demands. • Policy H5 Affordable Housing requires the equivalent of 25% affordable housing in every new development. It provides flexibility in how these are delivered, to ensure greater overall delivery. • Policy H7 Student Accommodation Developments supports proposals for student accommodation. • Policy WB4 Specialist Care Facilities supports proposals for residential care facilities. 	<p>When producing LDP policy and Aberdeen Planning Guidance</p> <p>Through the DM and Planning Agreements Process</p>	<p>LDP, DM and Developer Obligations Teams</p> <p>Environmental Policy Team</p>
	<p>Open Space There is the potential for the loss of open green space, including parkland or playing pitches, as a result of some developments (--).</p> <p>In some cases, adopted and aspirational Core Paths may also be</p>	<ul style="list-style-type: none"> • Policy NE2 Green and Blue Infrastructure states that development will not be permitted that would result in the loss of green space or playing pitches, unless replacement pitches/green space can be laid out in an equally accessible location nearby. • Core paths and aspirational core paths are protected through LDP Policy T2 Sustainable Transport and NE2 Green and Blue Infrastructure which state that Core Paths and rights of way should be protected and enhanced. 		

	lost or severed (--)	This measure is consistent with the mitigation identified in the SPD (LDP should have policies protecting open space).		
	Residential Amenity Residential development close to Aberdeen International Airport where noise levels are high could create an unacceptable environment where health is affected (--).	<ul style="list-style-type: none"> Policy B3 Aberdeen International Airport states that residential development within the airport exclusion zone, or within certain noise levels, will not be permitted. 		
Human Health	Health and Well-being Development of certain sites will have a positive impact on health and well-being of the population (++).	<ul style="list-style-type: none"> Policy WB1 Health Developments requires national and major proposals to provide healthy environments, reduce environmental stresses, facilitate physical activity and promote mental well-being. Policy WB2 Air Quality does not permit developments that will have a detrimental impact on air quality unless measures to mitigate the impacts are proposed and agreed with the Planning Authority. Policy WB3 Noise has a presumption against noise generating developments and requires Noise Impact Assessments where there will be significant exposure to noise. Policy WB5 Changing Places requires major developments open to the public to provide free publicly accessible changing places toilets. 	When producing LDP policy and Aberdeen Planning Guidance Through the DM and Planning Agreements Process	LDP, DM and Developer Obligations Teams Environment Policy Team to provide advice
	Urban Green Space and Open Space There is the potential for the loss of urban green space and open space as a result of development (--).	<ul style="list-style-type: none"> Policy NE2 Green and Blue Infrastructure states that development will not be permitted that would result in the loss of green space or playing pitches, unless replacement pitches/green space can be laid out in an equally accessible location nearby. Policy WB1 Health Developments requires national and major proposals to provide healthy environments, reduce environmental stresses, facilitate physical activity and promote mental well-being. 	Masterplanning	
	Amenity Residential development close to Aberdeen International Airport where noise levels are high could create an unacceptable environment where health is affected (--).	<ul style="list-style-type: none"> Policy B3 Aberdeen International Airport states that residential development within the airport exclusion zone, or within certain noise levels, will not be permitted. 		

<p style="text-align: center;">Cultural Heritage</p>	<p>Built and Cultural Heritage Assets Development may affect the historic environment. There could be long-term and permanent negative effects on the site/setting of designated heritage assets such as scheduled monuments, listed buildings, Conservation Areas, Designed Landscapes and archaeological sites. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places (--).</p> <p>However, if the design of developments is sensitive and high quality there could be a significant positive impact on the condition, site and setting of heritage assets (++).</p>	<ul style="list-style-type: none"> Proposals affecting Conservation Areas or Listed Buildings require prior consent. These will only be permitted where they comply with policies protecting the historic environment, cultural heritage and archaeological sites including policies D6 Historic Environment, D7 Our Granite Heritage and D8 Windows and Doors. Conservation Area Character Appraisals and Management Plans are already adopted as Council documents, highlighting the most important characteristics of conservation areas and how to protect them, including area-specific policies where relevant. 	<p>When producing LDP policy and Aberdeen Planning Guidance</p> <p>Through the DM and Planning Agreements Process</p> <p>Masterplanning</p>	<p>LDP, DM Masterplanning, Design and Conservation Teams;</p> <p>Conservation Officer</p> <p>Tree Officers</p>
<p style="text-align: center;">Material Assets</p>	<p>Impact on Existing Infrastructure There is likely to be an impact on existing infrastructure such as schools, medical facilities, open spaces of recreational value, roads, sewerage and other utilities. This impact is likely to be negative, in terms of placing strain on capacity (--).</p> <p>In the case of schools, there may also be an impact upon school rolls associated with new residential development. This may be positive in terms of supporting schools with low rolls (++).</p> <p>Vulnerability to Flood Risk On sites which are identified as being at risk of flooding there is likely to be a significant negative impact on material</p>	<ul style="list-style-type: none"> Where there will be a negative impact on existing infrastructure, developer contributions will be required as appropriate to mitigate this impact and contribute to the expansion or upgrading of provision. This is set out in Policy I1 Infrastructure Delivery and Planning Obligations. Flood Risk Assessment will be required for sites at risk of flooding in accordance with Policy NE4 Our Water Environment. Policy T1 Land for Transport safeguards land for transport proposals which have been identified as being of strategic importance to the city. The LDP supports the principle of modern new facilities, including waste management, energy generation, telecommunication facilities and new schools. Where appropriate land is safeguarded for these purposes. 	<p>When producing LDP policy, Developer Obligations Supplementary Guidance and Aberdeen Planning Guidance</p> <p>Through the DM and Planning Agreements Process</p> <p>Masterplanning</p>	<p>LDP, DM and Developer Obligations Teams</p>

<p>assets through the loss or damage of buildings, property and infrastructure (- -).</p> <p>Strategic Infrastructure Improvements Some developments, particularly those identified under Land for Transport, will provide strategic infrastructure improvements which will have direct positive impact on congestion for the whole city (++).</p> <p>Modern New Facilities Some developments will create significant new material assets in the form of modern and high technology facilities, e.g. waste management and energy generation (++).</p>			
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8 Monitoring

Aberdeen City Council is required to monitor the significant environmental effects when the plan is implemented. A monitoring report will be prepared to constantly monitor the significant effects. The framework for monitoring significant effect of the implementation of the plan is shown on Table 8.1. The monitoring data will be incorporated into future reviews of the LDP.

Table 8.1: Monitoring Plan

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Biodiversity	Impact on the qualifying features of the River Dee SAC, and impact on its water quality	Dee Catchment Management Plan; Scotland's Environment statistics	None	Remedial action should be considered if water quality deteriorates or there is a decrease in water resource.	Aberdeen City Council Environment Policy Team, SNH, SEPA, Dee Catchment Partnership, North East Scotland Biodiversity Partnership	Annually	A review of land allocations through the Local Development Plan Process Review of Aberdeen Planning Guidance on Natural Heritage should a quicker response be required

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
	Rate and scale of habitat fragmentation	Open Space Strategy and Greenspace Network reviews Number of applications approved which include GSN		When Local Nature Conservation Strategy and/or consultee advice indicates a negative impact on habitats and species as a result of development pressure	Aberdeen City Council Environment Team, SNH, SEPA, Dee Catchment Partnership, North East Scotland Biodiversity Partnership	Open Space Strategy Annual Monitoring	Review of Aberdeen Planning Guidance on open space and greenspace network
	Number and land area of sites designated for conservation purposes Number of biodiversity action plan species and habitats	Local Nature Conservation Strategy North East Scotland Biodiversity Action Plan Scotland's Environment Statistics		When Local Nature Conservation Strategy and/or consultee advice indicates a negative impact on habitats and species as a result of development pressure	Aberdeen City Council Environment Policy Team, SNH, SEPA, Dee Catchment Partnership, North East Scotland Biodiversity Partnership	Annually	Review of Aberdeen Planning Guidance on Natural Heritage
Air	Nitrogen dioxide emissions Air quality (PM ₁₀)	Aberdeen City Council Local Air Quality Management: Progress Reports		When new Air Quality Management Areas are declared. Planning Applications Review of Aberdeen Planning Guidance on Air Quality	Environmental Health	As part of the Air Quality Action Plan or as and when is necessary	Review Aberdeen Planning Guidance on Air Quality

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Climatic factors	Increase in resource use from new development, carbon footprint	Monitoring of new development emissions, Building Standards Sustainability labels	Currently limited information on the overall global footprint of Aberdeen	When planning applications are being approved contrary to policies.	LDP Team, Building Standards and Development Management	Annually	Review of Aberdeen Planning Guidance if developments are not achieving desired outcomes
	Increase in car use and energy consumption in new developments	Local Transport Strategy Monitoring of modal shift in transport modes		When transport monitoring shows increases in congestion and a modal shift is not occurring, i.e. use of the car is increasing.	LDP Team and Transportation	Annual monitoring report	
	Area at risk from flooding and new developments at risk from flooding	Flood Risk Management Plans	This is currently in preparation and is not available.	If the areas at risk from flooding change there is a need to review the spatial strategy	Aberdeen City, Council, SEPA	In a finalised Flood Risk Management Plan	Review allocations and flooding policies and the need for flood defences through the review of the Local Development Plan
Soil	Contaminated land Meeting landfill allowance targets Soil erosion	Contaminated Land Strategy Aberdeen City Council Waste Strategy Flood monitoring data from SEPA.		If the number of contaminated sites/land increases If the level of biodegradable municipal waste sent to landfill increases When flood events increase	Contaminated Land Unit, SEPA	As and when	Prepare or revise Aberdeen Planning Guidance.

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Water	<p>Impact on water quality of River Dee SAC</p> <p>Impact of development on Flooding</p> <p>Impact of development on water pollution</p> <p>Physical impact of development on water bodies and the coast</p> <p>Impact of policy on water usage on the River Dee</p>	<p>Dee catchment management plan</p> <p>SEPA flood monitoring and local authority flood monitoring data</p> <p>SNH on the impact on the qualifying interests of the River Dee SAC</p> <p>Scottish Water abstraction figures and SEPA's monitoring results</p>		<p>When data from SEPA and SNH indicate potential pollution in the Dee</p> <p>When data indicates that there has been an increase in flood incidents action should be taken</p>	SEPA, SNH and Aberdeen City Council	As and when flood risk and pollution increases	<p>Review the action programme of the local development plan</p> <p>Review Aberdeen Planning Guidance on flooding and drainage</p>
Landscape	<p>Impact of development on visually prominent areas</p> <p>Development adversely affecting the landscape and townscape setting</p>	<p>Landscape appraisal</p> <p>Public complaints</p>		<p>When landscape appraisal indicates a negative impact on landscape and townscape setting</p> <p>When there is a large amount of opposition to development</p>	Development Management and developers	Annually	Review land allocations and/or prepare Aberdeen Planning Guidance

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
	Loss of trees and landscape features	Information will be gained through the consultation responses to planning applications by the Council's Environment Policy Team.	There is not currently any statistical data collected. This would not necessarily provide a good picture as replacement planting schemes will often be agreed.	If there is difficulty in implementing the policy to protect trees and landscape features then a review should be undertaken.	LDP Team and Environment Policy Team	Local Development Plan Monitoring Statement	Review policy position or provide further advice or training for case officers and elected members.
Population	Increase in the range of house types and tenures	Housing land audit		When the plan is reviewed	LDP Team	Annually	Review policies and allocations in ALDP, Supplementary Guidance and Aberdeen Planning Guidance
	Increase in the number of care homes built	Monitoring of planning applications		When the plan is reviewed	LDP Team	Annually	Review policies and allocations in ALDP

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Are there gaps in the existing information and how can it be resolved?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Cultural Heritage	<p>Impact on archaeological remains on greenfield sites</p> <p>Reduced numbers of historic buildings registered as 'at risk'</p> <p>The impact of development on listed buildings and conservation areas</p>	<p>Archaeology – number of excavations and remains found on sites</p> <p>Scottish Civic Trust Buildings at risk register for Scotland</p>		<p>When there is an increase in archaeological remains being discovered</p> <p>When the number of buildings on the 'at risk' register remains static or increases</p>	Scottish Civic Trust and LDP Team, Archaeology and developers	Annually	Review/ prepare Aberdeen Planning Guidance and revise land allocations
Material Assets	School capacities	School Roll Forecasts		Remedial action will have to be taken through the application process to take account of changes	Education, Development Management	Annually in School Roll Forecasts	Changes made to the requirements for infrastructure
	Quantity and quality of open space	Open Space Audit annual monitoring		Remedial action should be taken where there is a significant loss of open space as a result of new development	Environment Policy Team	Annually in Open Space Audit Monitoring	Review Aberdeen Planning Guidance on open space

9 Next Steps

9.1 Proposed Consultation Timescale

Aberdeen City Council will ensure an early and effective consultation on the different stages of the new Local Development Plan and the accompanying Environmental Report. In this connection, the minimum consultation period Aberdeen City Council intends to specify under Section 16(1)(b) and notify under Section 16(2)(a)(iv) is eight (8) weeks. We will be consulting for **10 weeks** between April and June 2020.

9.2 Anticipated Milestone

Table 9.1 shows the remaining steps needed for the SEA of Aberdeen Local Development Plan and how these steps would be carried out and described in the final environmental report.

Table 9.1: Proposed consultation timescale and methods

Expected time frame	Milestone	Comments
35 days	Consulting on the Scoping Report	Complete
3 weeks	Collating views on the Consultation and take the appropriate action on the Scoping Report and the plan as the result of the consultations	Complete
4 weeks	Finalise the Environmental Report	Complete
10 weeks	Consulting on the Environmental Report and the Main Issues Report	Complete
3 weeks	Collating views on the Consultation	Complete
3 weeks	Take the appropriate action on the environmental report and the plan as the result of the consultations	
10 weeks	Consult on Proposed Plan and Revised Environmental Report	April – June 2020
2 weeks	Finalise the Revised Environmental Report following examination	2021
2 weeks	Publish Revised Environmental Report	2022
2 weeks	Take post-adoption measures	2022

10 Appendices

Appendix 1 – Analysis of Consultation at Scoping Stage

Appendix 2 – Analysis of Consultation at Interim Environmental Report Stage

Appendix 3 – Links to other PPS & Environmental Protection Objectives

Appendix 4 – Baseline Data, Targets and Trends

Appendix 5 – Maps

Appendix 6 – Strategic Environmental Assessment: Desirable Sites

Appendix 7 – Strategic Environmental Assessment: Undesirable Sites

Appendix 8 – Strategic Environmental Assessment: Policies

Appendix 9 – Strategic Environmental Assessment: Supplementary Guidance

Appendix 10 – Cumulative, Synergistic and Secondary Environmental Effects

**Draft
Habitats
Regulation
Appraisal Record
for Proposed
Aberdeen Local
Development Plan
2020**

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1 Introduction and Background to Habitats Regulations Appraisal (HRA)

Under Article 6 (3 & 4) of the European Habitats' Directive, any plan or project likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects, shall undergo an Appropriate Assessment to determine its implications for the site.

The competent authority can only agree to the plan or project after having ascertained that it will not adversely affect the integrity of the site concerned. In exceptional circumstances, a plan or project may still be allowed to go ahead, in spite of a negative assessment, provided there are no alternative solutions and the plan or project is considered to be of overriding public interest. In such cases the Member State must take appropriate compensatory measures to ensure that the overall coherence of the Natura 2000 Network is protected.

Natura 2000 sites are a network of protected sites of international importance. They are referred to as European sites, and are required to be considered through the Habitats Regulations Appraisal (HRA) process. These sites are Special Protection Areas (SPA), classified under the Birds Directive, Special Areas of Conservation (SAC), designated under the EC Habitats Directive 1992, and 'candidate' Special Areas of Conservation (cSAC). The parts of SPAs, SACs and cSACs which lie below Mean High Water Spring tide are also referred to as 'European Marine Sites', and those in the offshore marine area are also called 'European Offshore Marine Sites' (EOMS). which include Special Areas of Conservation (SAC's) (including candidate and proposed), Special Protection Areas (SPA's) (including proposed) and Ramsar designated sites that are European sites as set out above. Under Article 6 (3 & 4) of the European Habitats' Directive, any plan or project likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects, shall undergo an Appropriate Assessment to determine its implications for the site. The competent authority can only agree to the plan or project after having ascertained that it will not adversely affect the integrity of the site concerned (Article 6.3). In exceptional circumstances, a plan or project may still be allowed to go ahead, in spite of a negative assessment, provided there are no alternative solutions and the plan or project is considered to be of overriding public interest. In such cases the Member State must take appropriate compensatory measures to ensure that the overall coherence of the Natura 2000 Network is protected (Article 6.4).

Appraisal of the effects of Scottish 'land use plans' on European sites is required by Part IVA (regulations 85A – 85E) of The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended SSI 2007/80). These Regulations transpose into domestic legislation the requirements of the EC Habitats Directive. Part IVA covers Strategic Development Plans, Local Development Plans and Supplementary Guidance, as provided for under Part 2 of the Town and Country Planning (Scotland) Act 1997 as amended.

This document comprises an HRA for the proposed Aberdeen Local Development Plan (ALDP) 2022 to analyse the implications of the Plan on affected Natura 2000 sites¹.

2 The Proposed Aberdeen Local Development Plan (ALDP) 2020

¹ After the UK leaves the European Union, Scotland's Natura sites will be known as the 'UK site Network in Scotland', but they will continue to have the same protections they had when the UK was a member state of the European Union.

Aberdeen is Scotland's third largest city and, together with the rest of the North East, plays an important role in many aspects of the life of the country. The proposed ALDP 2022 outlines a vision for the spatial development of Aberdeen City to 2040. It identifies sites for future development, supported by planning policies and supplementary guidance/local planning advice.

2.1 Vision

We want to make Aberdeen a place where all people can prosper. This supports the Aberdeen City and Shire Strategic Development Plan (SDP) vision for the area, so that 'by 2040, Aberdeen City and Shire will have grown and evolved to become an even more attractive, prosperous, resilient and sustainable European City Region. It will be an excellent place to live, visit and do business.' The Aberdeen Local Development Plan provides a land use framework within which we can work towards this vision.

The Planning (Scotland) Act 2019 no longer enables Planning Authorities to produce Supplementary Guidance. Because of this many policy aspects of SG have been brought into the Plan. It is anticipated that the remaining policy and guidance will be adopted by the Council as Aberdeen Planning Guidance or Technical Advice. This HRA will appraise the policies and opportunity sites identified in the Proposed Plan.

2.2 Proposed Policies

The policies to be included in the Proposed ALDP 2020, and which will therefore require to be subjected to assessment, are listed in Table 2.2 below.

Table 2.2 Policies in the Proposed Local Development Plan

Policies	Description
The Spatial Strategy	
LR1 Land Release Policy	Provides for a phased release of land for housing and employment developments.
LR2 Delivery of Mixed Use Communities	Ensures larger sites include a mix of housing, employment and other uses.
Design	
D1 Quality Placemaking	Requires new development to have a strong and distinctive sense of place, demonstrating the six essential qualities of successful placemaking.
D2 Residential Amenity	Ensures new development avoids adverse impacts on the amenity of neighbouring properties.
D3 Big Buildings	Big buildings must be a high quality design which complements or improves the existing site context.
D4 Landscape	Ensures that development does not adversely impact on surrounding landscape elements which contribute to a distinct sense of place.
D5 Landscape Design	Requires new development to improve and enhance the setting and visual impact of new development.
D6 Historic Environment	Ensures that development protects, preserves and where appropriate conserves the historic environment
D7 Our Granite Heritage	Seeks the retention and appropriate re-use, conversion and adaptation of all granite features, structures and buildings.
D8 Shopfronts	Protects historic shopfronts and their features
D9 Windows and Doors	Protects historic windows and doors

Network of Centres	
VC1 Vibrant City	Encourages a mix of use to ensure the city centre is vibrant and multi functioning
VC2 Tourism and Culture	Supports new visitor attractions and extensions to existing visitor attractions within the city centre
VC3 Network of Centres	All significant footfall-generating uses appropriate to town centres should be located in accordance with the hierarchy and sequential approach.
VC4 City Centre and Retail Core	The City Centre Retail Core is the preferred location for all major retail developments. Protects existing retail in the City Centre from change of use.
VC5 City Centre Living	Ensures new development does not adversely impact on the amenity of existing city centre residential areas
VC6 West End Area	Promotes a mix of uses in the West End area of the City with regard to conservation status.
VC7 West End Shops and Cafes	Protects the West End Shops and Cafes from change of use that would damage the character of the area.
VC8 Town, District, Neighbourhood and Commercial Centres	Promotes retail as the preferred use within these designated centres, however a mix of uses is desirable.
VC9 Out of Centre Proposals	Discourages significant footfall-generating uses from locating outwith designated centres.
VC10 Local Shop Units	Protects local shop units outwith centres from change of use.
VC11 Beach and Leisure	Sets out what types of development are appropriate to the Beach and Leisure area, with a presumption against large-scale retail.
VC12 Retail Development Serving New Development Areas	Masterplans for sites allocated for major greenfield residential development should allocate land for retail and related uses at an appropriate scale to serve the convenience shopping needs of the expanded local community.
Infrastructure Delivery & Transport	
I1 Infrastructure Delivery and Planning Obligations	Development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of development proposed.
T1 Land for Transport	Safeguards land for strategic transport projects
T2 Sustainable Transport	Requires that new developments demonstrate sufficient measures to minimise traffic generated and to maximise opportunities for sustainable and active travel.
T3 Parking	Applies the principle of zero parking within the city centre for all new development and promotes low car developments, alternative fuel vehicle infrastructure and cycle parking.
Business & Industrial Development	
B1 Business and Industrial Land	Retains B1 land for business and industrial uses only, with directly supporting facilities, and safeguards it from conflicting development types. New business and industrial developments must safeguard existing residential amenity.
B2 Business Zones	Retains B2 land for high-quality office development only, with directly supporting facilities.
B3 Aberdeen International Airport and Perwinnes Radar	Safeguards Aberdeen Airport for airport-related uses and ensures that development across the city does not compromise the safety or operations of the airport or associated radars.
B4 Aberdeen Harbours	Safeguards Aberdeen Harbour areas for harbour-related uses and other compatible uses.
B5 Energy Transition Zone	Supports the development, production, assembly, storage and/or distribution of infrastructure required to support low-carbon and energy related industries on land zoned for the energy transition zone.
B6 Pipelines, Major Hazards and Explosives Storage Sites	States that the Council will take account of advice from the HSE in determining planning applications within consultation zones for pipelines, hazards and explosives storage sites
Housing & Community Needs	

H1 Residential Areas	Safeguards existing residential areas from inappropriate or conflicting development types that would negatively affect residential amenity.
H2 Mixed Use Areas	Ensures that applications within Mixed Use areas take into account the existing uses and character of the surrounding area and avoid undue conflict with adjacent land uses and amenity.
H3 Density	Seeks an appropriate density of development on all housing allocations and windfall sites, with a minimum of 50 dwellings per hectare.
H4 Housing Mix and Need	Housing developments of more than 50 units are required to achieve an appropriate mix of dwelling types and sizes reflecting accommodation needs of specific groups.
H5 Affordable Housing	Housing developments of five units or more are expected to contribute the equivalent of 25% of the total number of units as affordable housing.
H6 Gypsy and Traveller Caravan Sites	Requires certain LDP allocations to make contributions towards the provision of sites for Gypsies and Travellers.
H7 Student Accommodation Developments	Stipulates criteria where new student accommodation developments will be supported.
H8 Houses in Multiple Occupation and Overprovision	Stipulates criteria where a planning application for Houses in Multiple Occupation will be supported.
Community Facilities	
CF1 Existing Community Sites and Facilities	Protects existing community sites and facilities for that purpose and supports extensions to community sites and facilities in principle.
CF2 New Community Facilities	Proposals for new community facilities will be supported in principle provided they are convenient and readily accessible.
Natural Environment	
NE1 Green Belt	Identifies and protects land around Aberdeen from development.
NE2 Green and Blue Infrastructure	Protects areas identified for their biodiversity, habitat and natural heritage value from development. Also sets out open space requirements in new developments.
NE3 Our Natural Heritage	Protects sites, habitats, eco-systems and species protected by law, sites designated for their geodiversity value, areas of peatland/carbon rich soils and trees and woodlands from detrimental effects of development.
NE4 Our Water Environment	Presumption against development that increases the risk of current or future flooding. Protects the undeveloped coast from inappropriate development.
Using Resources Sustainably	
R1 Minerals	States that mineral extraction proposals are acceptable in principle, subject to strict criteria regarding impacts on amenity and the environment. Minerals sites are safeguarded from sterilising development.
R2 Degraded and Contaminated Land	Requires that all degraded or contaminated land is either restored, reclaimed or remediated to a level suitable for its proposed use.
R3 New Waste Management Facilities	Proposals for waste management facilities must comply with the waste hierarchy. Proposals for waste management facilities will be supported provided they meet certain criteria, and existing facilities will be safeguarded from developments that compromise their operation.
R4 Energy from Waste	States that applications for energy from waste facilities should be accompanied by EIA and should consider connection to the electricity grid and ability to provide heat and power.
R5 Waste Management Requirements for New Development	All new developments should have sufficient space for the storage of general waste, recyclable materials and compostable waste where appropriate. Also requires Site Waste Management Plans in some cases.
R6 Low and Zero Carbon Buildings and Water Efficiency	All new buildings must install low and zero-carbon generating technology (LZCGT) to reduce predicted carbon dioxide emissions by at least 20% below 2007 building standards. Also requires new buildings to use water saving technologies and techniques.
R7 Renewable and Low Carbon Energy Developments	Development of renewable and low carbon energy developments will be supported in principle if the technology can operate efficiently and the environmental and cumulative impacts can be satisfactorily addressed.

	Wind energy developments will also be required to meet stringent environmental and amenity standards.
R8 Heat Networks	Supports and encourages heat networks. Stipulates the requirements that new developments must meet with regard to heat network zones.
Communications Infrastructure	
CI1 Digital Infrastructure	All new residential and commercial development will be expected to have access to modern, up-to-date and high-speed communications infrastructure.
CI2 Telecommunications Infrastructure	Proposals for telecommunications infrastructure will be permitted provided they comply with PAN62 in relation to appearance and the environment.
WB1 Health Impact Assessments	Sets out when developments would be expected to undertake a Health Impact Assessment.
WB2 Air Quality	Proposals which may have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are in place.
WB3 Noise	Presumption against noise-generating developments being located next to sensitive developments such as housing. Protects Noise Management Areas and Quiet Areas from noise.
WB4 Residential Care Facilities	Requires new specialist care facilities to meet design and amenity standards.
WB5 Changing Places	Requires major developments that are open to the public to provide free publicly accessible changing places toilets.

The Proposed ALDP allocates land for development in order to meet the requirements of the SDP. A list of the proposed sites is provided in Table 2.3 below. These are also subject to HRA.

Table 2.3 Proposed Plan Opportunity Sites (table taken from the Proposed ALDP)

Site	Site Name	Site Size	Policy	HRA Required	Other Factors
Bridge of Don & Grandhome					
OP1	Murcar	27.8 ha	Land Release Policy and Green Space Network		Strategic Reserve Employment Land for the period 2033-40. This site may be at risk of flooding. Flood Risk Assessment required to accompany development proposals.
OP2	Cloverhill and Berryhill	68.4 ha	Residential and Green Space Network		Opportunity for 1000 homes on former employment land. Primary and secondary education capacity issues need to be addressed. Masterplan required. Flood Risk Assessment required to accompany future development proposals.
OP3	Findlay Farm, Murcar	16.4 ha	Business and Industrial Land		Opportunity to extend the Aberdeen Energy Park.
OP4	North Denmore	1.7 ha	Residential		Residential opportunity for up to 30 houses on an unused Council owned site.
OP5	Balgownie Centre, Bridge of Don	2.25 ha	Residential		Former Aberdeen College building now cleared. Planning Brief available.
OP6	WTR Site at Dubford	0.57ha	Residential and Green Space Network		Brownfield opportunity for residential development that should look to integrate with the neighbouring development at Dubford.
OP7	Aberdeen College Gordon Centre	3.1 ha	Mixed Use and Green Space Network		Location suitable for residential or mixed-use development. The woodland on site, particularly along the site's boundaries, should be retained.
OP8	East Woodcroft North	2.2 ha	Residential		Council owned site identified for 60 homes.

OP9	Grandhome	323 ha	Land Release Policy/Green Space Network		Privately owned site in single ownership identified for 7000 homes and 5 hectares of employment land (Class 4 uses). Town Centre identified for Phase 2 of this site. Developers will be required to provide a Flood Risk Assessment in support of any development proposals for this site.
OP10	Dubford	4.2 ha	Residential and Green Space Network		This is the undeveloped part of the 550 home Dubford development. Any proposal here must comply with the Dubford Development Framework. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.
OP11	Balgownie Area 4	0.5 ha	Residential		Opportunity for residential development of up to 15 houses.
OP12	Silverburn House	3.7ha	Residential		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	18.4 ha	Mixed Use		Redevelopment opportunity for mixed use development. Masterplan approved. The site will be required to accommodate an expansion of the Park and Choose to 999 spaces and a household waste recycling centre to replace the facility at Scotstown Road. Any residential elements would need to address school capacity issues in the area. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment. Development should respect the landscape setting and amenity of the course of the Royal Aberdeen Golf Club.
OP75	Denmore Road	4.56 ha	Commercial Centre		Opportunity for bulky goods retailing. Pitches lost should be replaced in Bridge of Don by new or upgraded pitches which are of comparable or greater benefit. Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues.
Dyce Bucksburn &					

Woodside					
OP14	Former Cordyce School	7.9 ha	Mixed Use and Green Space Network		Site suitable for a number of uses including housing, a garden centre and health and fitness village. Development should avoid harmful impacts on the community orchard. A Flood Risk Assessment is required.
OP15	Former Carden School	0.37 ha	Residential		Part of Dyce primary school deemed surplus to requirements.
OP16	Davidsons Papermill, Mugiemoos Road, Bucksburn	29.5 ha	Mixed Use		Former paper mill site and adjoining land. Development Framework and Phase 1 Masterplan approved. A Flood Risk Assessment will be required to accompany any future development proposals for this site.
OP17	Former Bucksburn Primary School	0.94 ha	Residential		Former primary school suitable for residential, healthcare or other uses compatible with a residential area.
OP18	Craibstone North and Walton Farm	20.0 ha	Land Release Policy/Green Space Network		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.
OP19	Rowett North	63.9 ha	Specialist Employment Area/Green Space Network/Airport Public Safety Zone		Site for The Event Complex Aberdeen and complimentary employment uses. Masterplan approved. This site may be at risk of flooding. A Flood Risk Assessment will be required to accompany any future development proposals for this site.
OP20	Craibstone South	42.6 ha	Land Release Policy/Green Space Network		Opportunity for 1000 homes. Part of approved Newhills Development Framework.
OP21	Rowett South	106.85 ha	Land Release Policy/Green Space Network/Residential		Opportunity for 1940 homes of which 240 homes are phased in the period beyond 2032. Part of approved Newhills Development Framework. Town Centre identified for this site comprising of approx. 7,500 square metres total floorspace (4,000 square metres supermarket, 3,500 square metres other comparison and

					local shops and retail services.)
OP22	Greenferns Landward	69.6 ha	Land Release Policy		Opportunity for 1500 homes on Council owned land, of which 500 homes are phased for the period beyond 2032. Part of approved Newhills Development Framework. Burnbrae Moss District Wildlife Site lies adjacent to the southern boundary of this site.
OP23	Dyce Drive	65 ha	Business and Industrial Land /Green Space Network		This site may be at risk of flooding. A Flood Risk Assessment will be required to accompany any future development proposals for this site. The site lies within a pipeline notification zone.
OP24	Central Park, Dyce	0.71 ha	New Community Sites and Facilities		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.
OP25	Woodside	19.1 ha	Residential/Green Space Network/ Green Belt		Site capable of accommodating up to 300 homes, including affordable housing as per Persley Den/Woodside Masterplan. Parts of the site may have a risk of flooding and development will have to be avoided in those areas. A Flood Risk Assessment will be required to support any development proposals for the site.
OP86	Dyce Railway Station	1.1 ha	Land for Transport		Opportunity Site for an expanded car park with associated SUDS and landscaping. Access to the Formartine Buchan Way should be retained and enhanced. Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues.
Kingswells & Greenferns					

OP26	Old Skene Road	1.2 ha	Residential	✓	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.
OP27	Greenfern Infant School	0.91 ha	Residential	✓	Brownfield residential opportunity. 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.
OP28	Greenferns	13.6 ha	Residential		This is an opportunity to provide 120 homes. Joint Development Framework with OP33 Greenferns approved. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.
OP29	Prime Four Business Park	50.0 ha	Specialist Employment Area/Green Space Network	✓	Opportunity for development of business land which will attract high quality businesses or be suitable for company headquarters. Masterplans and Development Framework prepared. 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.
OP63	Prime 4 Business Park Phase 5 Extension	12.7 ha	Specialist Employment	✓	Expansion to existing allocation. Masterplan approved. A Traffic Impact Assessment will be required. The site lies within a pipeline notification zone. 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 ha	New Community	✓	New stadium and training facilities. A Habitats Regulations

			Sites and Facilities		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.
OP31	Maidencraig South East	29.8 ha	Residential/Green Space Network	✓	Opportunity for development of 450 homes. Joint masterplan approved for this site and OP32 Maidencraig North East. This site may be at risk of flooding. Flood Risk Assessment required to accompany development proposals. 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.
OP32	Maidencraig North East	22.8 ha	Residential/Green Space Network	✓	Opportunity for development of 300 homes. Joint masterplan approved for this site and OP31 Maidencraig South East. Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues. 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.
OP33	Greenferns	60.4 ha	Land Release Policy/Green Space Network		Opportunity for development of 1350 homes and 10ha of employment land on a Council owned site. 400 of the homes are phased for the period beyond 2032. Joint Development Framework with OP28 Greenferns approved. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site. Proposals for an extension to Emermec and a new NHS health centre will need to be accommodated on site.

OP34	East Arnhall	1.0 ha	Land Release Policy	✓	An opportunity for development of 1 hectares of employment land. A masterplan with Aberdeenshire Council involvement would be desirable given that the site borders the Local Authority boundaries. Site may be at risk of flooding. A Flood Risk Assessment will be required to accompany future development proposals Site lies within a pipeline notification zone. 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.
OP111	Skene Road, Maidencraig	0.9 ha	Residential and Green Space Network	✓	Site capable of accommodating around 15 homes. A flood risk assessment will be required to accompany any future development proposals for this site. Development should seek to avoid any adverse impacts on the Den of Maidencraig Local Nature Conservation Site. 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.
Countesswells					
OP38	Countesswells	165.1 ha	Land Release Policy/Green Space Network	✓	An opportunity for development of 3000 homes and 10 hectares of employment land. Development Framework and Phase 1 Masterplan approved. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. 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.
Deeside					

OP39	Braeside Infant School	1.04 ha	Residential	✓	Former school site with potential to be redeveloped for residential use in future. Development will have to respect residential amenity within and surrounding the area. The Council will seek the retention of the playpark in its current location to the south of site OP39. 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.
OP40	Cults Pumping Station	0.69 ha	Urban Green Space	✓	Brownfield residential opportunity. Development will have to respect green linkages to the west of the site and the retention of the allotments to the east of the site. Development should seek to avoid any adverse impacts on the Cults Den Local Nature Conservation Site. 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.
OP41	Friarsfield	5.6 ha	Residential and Green Space Network	✓	This is the undeveloped part of the 280 home Friarsfield development. Development Framework approved. This site may be at risk of flooding. A Flood Risk Assessment will be required to accompany any future development proposals for this site. 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	Hotel and Equestrian Centre at Hazlehead	9.2ha	Green Belt and Green Space Network	✓	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.
OP43	Milltimber Primary School	1.85 ha	Residential	✓	Milltimber Primary School is likely to become available in the future due to the development at Oldfold providing a new school. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. 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.
OP44	North Lasts Quarry	8.01 ha	Green Belt	✓	Ongoing mineral extraction. Planning Permission granted in February 2017 to continue hard rock extraction. The site lies within a pipeline consultation zone and all development should conform to the terms of Policy B6 – Pipelines, Major Hazards and Explosives Storage Sites. Site may be at risk of flooding. Flood Risk Assessment required to accompany any future development proposals. 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.
OP47	Edgehill Road	4.4 ha	Residential/Green Space Network	✓	Opportunity for development of 5 homes. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. 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.
OP48	Oldfold	48.9 ha	Land Release Policy	✓	Opportunity for development of 550 homes and 5 hectares of employment land. A Development Framework and Masterplan have been approved. Site may be at risk of flooding. Flood Risk Assessment

					required to accompany future development proposals. 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.
OP49	Grove Nursery, Hazlehead	5.9 ha	New Community Facilities	✓	Following a Council resolution this site is identified for social enterprises specialising in nursery, horticulture and/or allotments and other associated uses. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. 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.
OP50	Skene Road, Hazlehead	49.7 ha	Green Belt/ Green Space Network	✓	Land reserved for a phased cemetery development. Site may be at risk of flooding. Flood Risk Assessment required. 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.
OP51	Peterculter Burn	7.4 ha	Residential and Green Space Network	✓	Site capable of accommodating 19 homes, a hydro electric scheme, fish pass, football pitch, changing facilities and car parking for Culter Youth Football Club and a new pathway opening up access to existing woodland. A Flood Risk Assessment demonstrating acceptable consequences will be required together with a masterplan giving details of access and setting out timescales for implementation of the different stages of the overall development. These matters will be reflected in any grant of planning permission. A planning brief will be required for OP51 setting out specific measures needed to avoid damage to, and

					enhance the Local Nature Conservation Site. 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.
OP52	Malcolm Road Peterculter	1.5 ha	Residential	✓	Opportunity for 8 houses. Scots Pine trees on western boundary to be retained. Site (or part of) may be at risk of flooding. Flood Risk Assessment may be required in support of any development proposals for this site. 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.
OP109	Woodend Peterculter	2ha	Residential	✓	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. 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.
OP112	West of Contlaw Road	12.5ha	Residential	✓	Opportunity for 10 houses. Arboricultural and ecological implications studies required. 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.
OP113	Culter House Road	2.4ha	Residential	✓	Opportunity for 8 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.
OP114	Milltimber South	11.5ha	Mixed Use	✓	Opportunity for 60 houses and 1,225 square metres of ancillary retail/office space. Masterplan required. 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.
Loirston & Cove					
OP55	Blackhills Quarry, Cove	32.76ha	Green Belt		Planning permission granted in 2013 to continue hard rock extraction and processing.
OP56	St Fitticks Park	18.3ha	Energy Transition Zone	✓	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 including water quality, recreational access, compensatory planting and landscape buffering with residential areas. Joint Masterplan needed for OP56, OP61 and OP62.
OP57	Craighill Primary School, Kincorth	0.86 ha	Residential	✓	Vacant Primary School. Forms part of the Strategic Infrastructure Plan Affordable Housing Programme. 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.
OP58	Stationfields, Cove	9.8 ha	Residential and Green Space Network		Opportunity for 150 homes. Masterplan required.

OP59	Loirston	119.2 ha	Land Release Policy/ Green Space Network	✓	Opportunity for development of 1500 homes and 11 hectares of employment land. Potential to accommodate supermarket in a new district centre to meet convenience shopping deficiencies in south Aberdeen. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. Development Framework approved. 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.
OP60	Charleston	20.5 ha	Land Release Policy and Green Space Network	✓	Opportunity for development of 20.5 hectares of employment land for the period 2033-40. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. 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.
OP61	Doonies	16.1ha	Energy Transition Zone	✓	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.
OP62	Bay of Nigg	55 ha	Aberdeen Harbour, Green Belt and Green Space Network	✓	Aberdeen Harbour expansion. Bay of Nigg Development Framework approved. Requires Flood Risk Assessment and full Transport Assessment. 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 re-

					instatement of the coastal path and recreational access. Joint Masterplan needed for OP56, OP61 and OP62.
OP64	Former Ness Tip	20.5 ha	Green Belt and Green Space Network	✓	Solar Farm. 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.
OP103	Former Torry Nursery School	0.53 ha	Residential	✓	Council owned site surplus to requirements. 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.
OP105	Kincorth Academy	3.94 ha	Residential	✓	Forms part of the Strategic Infrastructure Plan Affordable Housing Programme. 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.
OP107	East Tullos Gas Holder	3.12 ha	Business and Industrial		Former gas holder site and Council owned recycling centre suitable for an energy from waste facility. Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues.
OP115	34-40 Abbotswell Road	1.03 ha	Mixed Use	✓	Suitable for residential use. A noise impact assessment will be required. 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.
City Centre & Urban Areas					

OP35	Summerfield House, Eday Road	1.1 ha	Residential	✓	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	Charlie House	1.5 ha	Urban Green Space and Green Space Network	✓	Site identified for children's respite centre and interactive garden area. A Flood Risk Assessment is required for this site. 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.
OP37	Woodend Hospital	7.1 ha	Existing Community Sites and Facilities and Green Space Network	✓	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.
OP65	Haudagain Triangle, Middlefield	4.0 ha	Mixed use and Land for Transport		Vacant land made available as part of the Haudagain improvements. Site should accommodate a mix of residential, retail, commercial and community uses to support the regeneration of the area.
OP66	Granitehill	4.8 ha	Residential		Brownfield opportunity for up to 300 homes which should include a wide range of houses and flats. School capacity issues will need to be addressed.
OP68	1 Western Road	0.07 ha	Residential		Capacity for approximately 22 residential units.

OP69	152 Don Street, Old Aberdeen	0.63 ha	Residential		Residential opportunity on brownfield site in Old Aberdeen Conservation Area. Drainage Impact Assessment required.
OP70	Denburn Valley – City Centre Masterplan Intervention Area	6.5ha	Mixed Use, Urban Green Space, Green Space Network and City Centre Retail Core	✓	<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. 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. Refurbishment of Denburn Court.</p> <p>Upgrade and expansion of Union Terrace Gardens including outdoor amphitheatre, new soft landscaping and high level bridge access. 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>
OP110	Heart of the City – City Centre Masterplan Intervention Area	5.4ha	City Centre Retail Core, Urban Green Space, Green Space Network, Existing Community Sites and Facilities and Mixed Use.	✓	<p>Refurbishment and remodelling of buildings on Union Street. Negligible increase in overall accommodation but increased utilisation of existing floor space. Appropriate uses for ground floors include use class 1 (Retail), use class 2 (Financial, Professional and other services), and use class 3 (Food and Drink). Appropriate uses for upper and lower floors include use class 4 (Business); use class 7 (Hotels and Hostels); use class 9 (Houses); use class 10 (Non-residential Institutions); use class 11 (Assembly and Leisure).</p> <p>Remodelling of the St Nicholas Centre. Negligible increase in retail floor space but potential for expansion of office accommodation.</p> <p>Refurbishment of Mither Kirk including use class 10 (Non-residential Institution) and use class 11(Assembly and Leisure).</p>

					<p>Redevelopment of Aberdeen Indoor Market for appropriate uses such as use class 1 (Retail), use class 3 (Food and Drink) and use class 11 (Assembly and Leisure), use class 6 (Houses) and use class 7 (Hotels and Hostels).</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>
OP72	Aberdon House	0.64 ha	Residential		Cleared site which forms part of the Strategic Infrastructure Plan Affordable Housing Programme.
OP73	Balgownie Machine Centre	0.2 ha	Mixed Use		Land reserved partially for Berryden Road Improvements.
OP74	Broadford Works, Maberley Street	3.6 ha	Mixed Use	✓	Consent granted for residential and other uses subject to legal agreement. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. 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.
OP76	Former Raeden Centre	1.48ha	Residential and Green Space Network	✓	The presence of mature trees means that only a small part of the previously developed area may be suitable for sensitive residential redevelopment. 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.
OP77	Cornhill Hospital	6.04 ha	Existing Community Sites and Facilities	✓	Former hospital site with substantial granite buildings in Rosemount Conservation Area. Redevelopment for mix of uses, residential, office/ business (Class 4), community uses. Development

					underway. 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.
OP78	Frederick Street	0.1 ha	Mixed Use		Small brownfield opportunity.
OP79	Crown House	0.04 ha	Mixed Use	✓	City centre location suitable for residential use. 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.
OP80	Mastrick Clinic	0.12 ha	Neighbourhood Centre	✓	Uses that would support the Mastrick neighbourhood centre. 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.
OP81	Queen's Square – City Centre Masterplan Intervention Area	5.4ha	Mixed Use		Refurbishment of the eastern annex of Marischal College for use class 4 (Offices) and class 11 (Assembly and Leisure). 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). 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). New upper floor uses could include use class 9 (Houses) – suitable for apartments.
OP82	Dunbar Halls of Residence, Don Street	1.64 ha	Residential		Residential or student accommodation opportunity in Old Aberdeen Conservation Area.

OP83	Urquhart Building, City Hospital	0.28ha ha	Existing Community Sites and Facilities		Residential opportunity would allow the re-use of this listed building.
OP84	Resource Centre, City Hospital	0.16 ha	Existing Community Sites and Facilities		Small scale retail, commercial or office use.
OP85	King Street/ Beach Esplanade	2.0 ha	New Community Facilities		Site is identified by Council resolution for a Mosque, community facilities and open space. Until proposals for these uses are progressed, or if a decision is made not to pursue them, the existing open space use will be protected by Policy NE2 Green and Blue Infrastructure (Urban Green Space)
OP87	Pittodrie Park	6.00 ha	Residential		Proposed residential development. School capacity issues will need to be addressed.
OP88	Shore Porters Warehouse	0.02 ha	Mixed Use		Redundant warehouse. Residential will only be considered if suitable amenity can be demonstrated. Noise Impact Assessment required.
OP89	Kaimhill Outdoor Centre	1.5 ha	Residential and Green Space Network	✓	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.
OP90	St Machar Primary School	1.01 ha	Residential		Suitable for education use and/or affordable housing.
OP91	Union Street West City Centre Masterplan Intervention Area	15.3ha	City Centre Retail Core, Mixed Use and West End Shops and Cafes	✓	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.
OP92	St Peter's Nursery, Spital	0.09 ha	Mixed Use	✓	Sensitive residential redevelopment - within a Conservation Area. . 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.
OP93	Former Summerhill Academy	3.3 ha	Residential		Residential development. 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.
OP94	Tillydrone Primary School	2.11 ha	Residential		Site of former Tillydrone Primary School. Site will be used for a new primary school.
OP95	Station Gateway City Centre Masterplan Intervention Area	4.0ha	City Centre Retail Core, Mixed Use and Land for Transport	✓	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.
OP96	Castlegate and Castlehill City Centre Masterplan Intervention Area	2.6ha	City Centre Retail Core, Mixed Use and Residential		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.
OP97	Victoria Road Primary School	0.67 ha	Mixed Use		Former Primary School. The site would be suited for sensitive redevelopment
OP98	VSA Gallowgate	0.08 ha	Mixed Use		Residential/Mixed use. Listed building.
OP99	Old Torry	6.6 ha	Mixed Use		Mixed use development. See also Old Torry Masterplan Study. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP100	North Dee City Centre Masterplan Intervention Area	12.7ha	Specialist Employment Areas, Mixed Use, Urban Green Space, Green Space Network and Land for Transport	✓	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.
OP101	Woodside Congregational Church	0.07 ha	Residential		Vacant church building.
OP102	George Street / Crooked Lane	0.96 ha	City Centre Retail Core	✓	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. Existing traditional granite buildings on the St Andrew Street and George Street frontages, and upper floor residential uses, to be retained. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment. 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.
OP106	Torry Waterfront City Centre Masterplan Intervention Area	5.0ha	Mixed Use, Urban Green Space and Green Space Network.	✓	New residential development. New ground floor uses including use class 1 (Retail) and use class 3 (Food and Drink) Hotel Academy (use class 7). Pedestrian Bridge linking into OP100 North Dee. 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.
OP116	Froghall Terrace	1.7 ha	Mixed Use		Cleared depot. Suitable for residential accommodation.

3 HRA Methodology

The methodology used for the appraisal of the proposed ALDP has primarily arisen by following guidance issued by Scottish Natural Heritage (SNH) in 2015 (Habitats Regulations Appraisal of Plans – Guidance for Plan-Making Bodies In Scotland). The process outlined below also takes into account the 2019 SNH Guidance Note (The handling of mitigation in Habitats Regulations Appraisal – The People Over Wind CJEU Judgement).

Step 1 – Determine if an HRA is required

Step 2 – Identify European sites that should be considered in the appraisal

Step 3 – Gather baseline information about those European sites including qualifying interests, conservation objectives and site condition using SNH's online 'Sitelink'

Step 4 – Undertake discretionary discussions with SNH on the method and scope of the appraisal

Step 5 – Undertake screening (this includes screening the proposed plan for likely significant effects, screening general policy statements and any projects referred to within the plan but not proposed by the plan)

Step 6 – Carry out the Appropriate Assessment looking at site integrity, conservation objectives, consideration of in-combination effects and the precautionary principle

Step 7 - Propose mitigation measures, where applicable to avoid likely significant effects and assess effectiveness of proposed mitigation

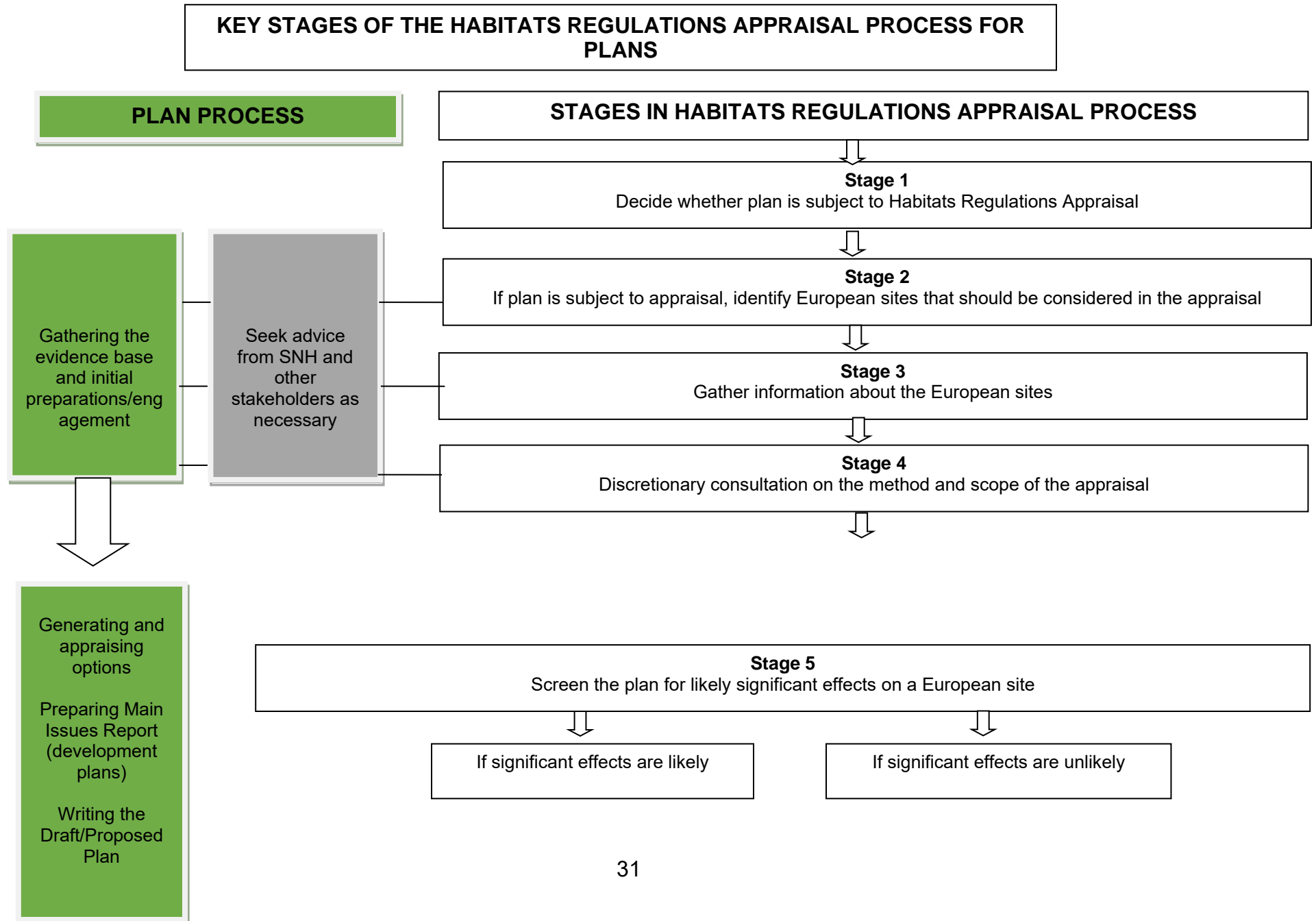
Step 8 – Prepare draft record of HRA

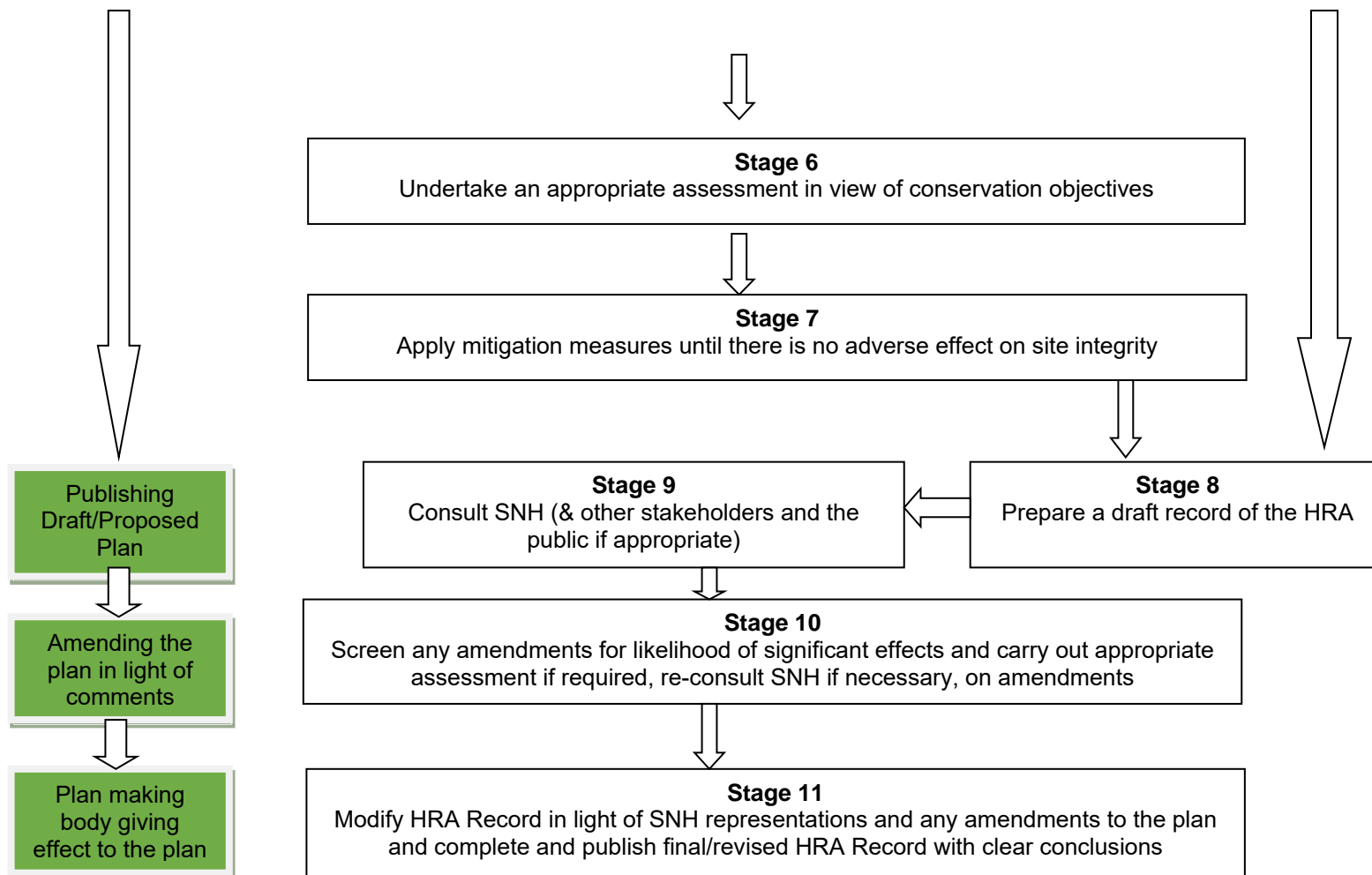
Step 9 – Formally consult with SNH and other appropriate stakeholders and the public

Step 10 – Screen any amendments for likelihood of significant effects (carry out appropriate assessment if required) and re-consult with SNH

Step 11 – Modify HRA Record in light of SNH representations and any amendments to the plan and complete and publish final HRA Record

Figure 3.1 Flowchart of HRA Process





4 Identification of Natura Sites and Baseline Information

It has been determined that the following Natura 2000 sites (listed in table 4.1) have the potential to be significantly affected by policies or proposals within the Proposed ALDP. These sites have been identified, firstly by looking geographically at the area in and around Aberdeen. If a Natura site falls within the proposed plan area or near the boundary it has been included in order to ensure a precautionary approach. Secondly, a wider review of sites further from the proposed plan area has been undertaken taking into consideration any connectivity between the potential impacts of the LDP and the qualifying features of other Natura sites outside the plan area. Given the nature of the qualifying features of other sites, this included consideration of effects on aquatic environments,

mobile species, coastal supporting habitats, how vulnerable sites are to increases in recreational pressure, and how sites could be affected in other ways by increases in development. The following Natura 2000 sites have been identified as requiring consideration as part of this HRA.

Table 4.1: List of Natura 2000 sites that may be affected

	European sites	Within LDP area²	Effect on aquatic environment	Effect on mobile species	Vulnerable to recreational pressure	Affected by increase in amount of development	Effect on supporting coastal habitats
1	River Dee SAC	√	√		√	√	
2	Ythan Estuary, Sands of Forvie and Meikle loch SPA	√		√	√	√	√
2A	Ythan Estuary, Sands of Forvie and Meikle Local SPA (Proposed Extension)	√	√	√	√	√	√
3	Loch of skene SPA SPA			√		√	
4	Moray Firth SPA		√	√		√	
5	Berwickshire and North Northumberland Coast SAC			√			
6	Isle of May SAC			√			
7	Montrose Basin SPA			√	√		
8	Fowlsheugh SPA			√			

In Table 4.2 below these sites are analysed in terms of their conservation objectives, qualifying interests and the condition of the sites.

² Section 3 of SNH's 'HRA of Plans: Guidance for Plan-Making Bodies in Scotland' (Jan 2015) has been followed to identify the European sites that should be considered in the appraisal, both those within the LDP area and beyond

Table 4.2: Baseline Information

Site & Conservation Objectives	Conservation Objectives	Qualifying Interest	Assessed Condition	Vulnerability to change
<p>1. River Dee SAC (2334.48 ha) designated on 17 March 2005</p>	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained, and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species, including range of genetic types for salmon, as a viable component of the site • Distribution of the species within site • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of the species • Distribution and viability of freshwater pearl mussel host species • Structure, function and supporting processes of habitats supporting freshwater pearl mussel host species 	<p>Atlantic salmon <i>Salmo salar</i></p>	<p>Favourable Maintained (21 July 2011)</p>	<p>Vulnerable to construction related pollution, particularly from fine sediment and increasing pressure due to cumulative increases in water abstraction. Declines of Fresh water pearl mussels have been linked to diffuse and point source pollution, degraded habitat and pearl fishing and it is likely that a combination of these factors were collectively responsible for the population's unfavourable status within the River Dee. RBMP supporting document on River Dee identified abstraction as a potential contributing factor. The site is vulnerable to river engineering works, flood defences and changes in its wider catchment.</p>
		<p>Otter <i>Lutra lutra</i></p>	<p>Favourable Declining (06 October 2012)</p>	
		<p>Freshwater pearl mussel <i>Margaritifera margaritifera</i></p>	<p>Unfavourable No change (07 August 2003)</p>	

<p>2. Ythan Estuary, Sands of Forvie and Meikle Loch SPA (1014.62 ha) designated on 30 March 1998</p>	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species as a viable component of the site • Distribution of the species within site • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of the species 	Little tern, breeding <i>Sterna albifrons</i>	Favourable Maintained (01 August 2012)	<p>The site is influenced by tourism, leisure developments, onshore wind, micro renewables and other developments. Tern colonies are vulnerable to damaging activities and disturbance. Vulnerable to effects of eutrophication on the estuary and its flora and fauna. Key issues include species and habitat disturbance, predation, recreational impacts and eutrophication.</p> <p>The existing SPA covers a complex area of sand dunes, shingle, saltmarsh, mudflats, sandbanks and other coastal habitats. Sandwich tern and little tern nest in the dune systems at the Sands of Forvie and on the beach at the mouth of the Ythan. The marine waters along this north-east coast are relatively shallow and sandy sediments dominate the seabed. The proposed extension takes in the seas off this coastline which support a wide diversity of fish species. The estuary and adjacent coastal waters close to their nesting grounds provide important feeding grounds for these breeding populations.</p>
		Sandwich tern, breeding <i>Sterna sandvicensis</i>	Favourable Maintained (01 August 2012)	
		Lapwing, non-breeding <i>Vanellus vanellus</i>	Favourable Maintained (18 August 2012)	
		Eider, non-breeding <i>Somateria mollissima</i>	Favourable Declining (21 August 2012)	
		Redshank, non-breeding <i>Tringa totanus</i>	Favourable Maintained (19 October 2012)	
		Common tern, breeding <i>Sterna hirundo</i>	Unfavourable No Change (01 August 2012)	
		Pink-footed goose, non-breeding <i>Anser brachyrhynchus</i>	Favourable Maintained (06 November 2012)	
		Waterfowl assemblage, non-breeding	Favourable Maintained (19 October 2012)	

<p>2A. Ythan Estuary, Sands of Forvie and Meikle Loch SPA Proposed Extension (6051.39 ha) at consultation stage</p>	<p>This marine extension has been specifically selected to protect: - foraging habitat used by Sandwich tern and little tern breeding at the Ythan Estuary, Sands of Forvie and Meikle Loch SPA. The conservation objectives are:</p> <p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, subject to natural change, thus ensuring that the integrity of the site is maintained in the long-term and it continues to make an appropriate contribution to achieving the aims of the Birds Directive for each of the qualifying species.</p>	Little Tern (breeding)		<p>All of the qualifying features of the proposed marine extension are considered sensitive to pressures associated with various ports and harbour activities. Terns are considered to be sensitive to disturbance created by construction activity. New developments within port and harbour limits pose a risk to the conservation objectives because of the sensitivities of terns to disturbance.</p> <p>The Ythan has a long, narrow estuary with the Sands of Forvie lying on the north bank. The proposed extension encompasses the marine waters within three kilometres of the coast stretching from Aberdeen harbour northwards to Cruden Bay. The linear coast immediately north of Aberdeen is intersected Rivers Don and Ythan. There are no offshore wave or tidal stream draft option areas identified in the respective draft Sectoral plans that overlap with this proposed marine extension. However, there is consented wind energy development within the proposed marine extension. SNH does not anticipate that the operation of the wind farm</p>
		Sandwich Tern (breeding)		

				poses a risk to conservation objectives.
3. Loch of skene SPA SPA/RAMSAR (121.76 ha) designated on 01 October 1986	To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and To ensure for the qualifying species that the following are maintained in the long term: <ul style="list-style-type: none"> • Population of the species as a viable component of the site • Distribution of the species within site • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of the species 	Greylag goose, non-breeding <i>Anser anser</i>	Unfavourable Declining (01 March 2014)	The site has been subject to onshore wind and housing development applications. Loch subject to sailing activities, sports fishing and wildfowling. Key issues include potential for increased or redistributed human population, increasing recreational pressure on the SPA itself and loss of land used by geese to forage/roost.
		Goosander, non-breeding <i>Mergus merganser</i>	Unfavourable Declining (01 March 2014)	
		Goldeneye, non-breeding <i>Bucephala clangula</i>	Favourable Maintained (01 March 2014)	
4. Moray Firth SAC (151273.98 ha) designated on 17 March 2005	To avoid deterioration of the qualifying habitat thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying habitat that the following are maintained in the long term:	Subtidal sandbanks	Favourable Maintained (12 August 2004)	Bottlenose dolphin are vulnerable to disturbance, harassment, contamination, reduction of food availability, traumatic death and injury. Accreditation scheme is used for dolphin-watching cruise boats. There are

	<ul style="list-style-type: none"> • Extent of the habitat on site • Distribution of the habitat within site • Structure and function of the habitat • Processes supporting the habitat • Distribution of typical species of the habitat • Viability of typical species as components of the habitat • No significant disturbance of typical species of the habitat 	<p>Bottlenose dolphin Tursiops truncatus</p>	<p>Favourable Maintained (21 September 2016)</p>	<p>codes of conduct for recreational pleasure craft. A strategy for dumping and dredging activities is also being developed to address these very localised activities adjacent to the coastline.</p> <p>Can be affected by coastal or marine developments generating significant underwater noise. Bottlenose dolphin occur regularly in Aberdeen harbour and along the coast. Piling activities can take place for onshore as well as offshore works and generate underwater noise. Underwater noise is a very big issue for Aberdeen harbour expansion project (mainly from blasting), currently under construction.</p>
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<p>5. Berwickshire and North Northumberland Coast SAC (65226.12ha) designated on 17 March 2005</p>	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species as a viable component of the site • Distribution of the species within site • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of the species 	<p>Grey Seal <i>Halichoerus grypus</i></p>	<p>Favourable Maintained (19 November 2014)</p>	<p>Seal telemetry analysis has shown that grey seals tagged at the Isle of May and Berwickshire SACs have used Nigg Bay. The degree of connectivity between the development area and protected sites is only of a sufficient level to warrant further assessment of the Isle of May population.</p>
<p>6. Isle of May SAC (356.64ha) designated on 17 March 2005</p>	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species as a viable component of the site • Distribution of the species within site • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats 	<p>Grey Seal</p>	<p>Favourable Maintained (24 November 2014)</p>	<p>Seal telemetry analysis has shown that grey seals tagged at the Isle of May and Berwickshire SACs have used Nigg Bay. The degree of connectivity between the development area and protected sites is only of a sufficient level to warrant further assessment of the Isle of May population. Potential impacts to consider were subacoustic noise from construction with potential to result in disturbance, injury and death; vessel movements causing disturbance and possible risk of injury from collision; reduced water quality</p>

	<p>supporting the species</p> <ul style="list-style-type: none"> No significant disturbance of the species 			<p>could be harmful to seals or impair foraging; impacts to prey species.</p>
<p>7. Montrose Basin SPA (981.19ha) designated on 03 February 1995</p>	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and To ensure for the qualifying species that the following are maintained in the long term: Population of the species as a viable component of the site</p> <ul style="list-style-type: none"> Distribution of the species within site Distribution and extent of habitats supporting the species Structure, function and supporting processes of habitats supporting the species No significant disturbance of the species 	<p>Dunlin <i>Calidris alpina alpina</i></p>	<p>Not Assessed</p>	<p>Montrose Basin, at the mouth of the River South Esk, is one of the finest examples of an enclosed estuarine basin in the UK. It is shallow and drains almost completely at low water, exposing a large area of mud and sand flats. 88% of the basin is inter-tidal.</p> <p>Current factors causing loss or decline include – land claim and development; climate change and consequent sea level rise; nutrient enrichment from farmland and waste effluent; marine pollution; human disturbance; bait digging; introduction on non-native species; maintenance dredging; shipping accidents; beam trawlers</p>
		<p>Eider</p>	<p>Favourable Declining (31 March 2008)</p>	
		<p>Greylag goose</p>	<p>Unfavourable No Change (31 March 2008)</p>	
		<p>Knot <i>Calidris canutus</i></p>	<p>Unfavourable Declining (1 March 2014)</p>	
		<p>Oystercatcher <i>Haematopus ostralegus</i></p>	<p>Favourable Maintained (31 March 2008)</p>	
		<p>Pink-footed goose</p>	<p>Favourable Maintained (1 March 2014)</p>	
		<p>Redshank</p>	<p>Favourable Maintained (1 March 2014)</p>	
		<p>Wigeon <i>Anas penelope</i></p>	<p>Favourable Maintained (31 March 2008)</p>	
		<p>Shelduck <i>Tadorna tadorna</i></p>	<p>Not Assessed</p>	
		<p>Waterfowl Assemblage</p>	<p>Favourable Maintained (1 March 2014)</p>	

				<p>and scallop dredgers; waste tipping; and; laying of cable of pipelines.</p> <p>Key issues include effects of development on mobile species, impact on water quality, fishing, pollution, recreational activities and marine water pollution.</p>
<p>8. Fowlsheugh SPA (1303.23ha) designated on 25 September 2009</p>	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and To ensure for the qualifying species that the following are maintained in the long term: Population of the species as a viable component of the site</p> <ul style="list-style-type: none"> • Distribution of the species within site • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of the species 	<p>Fulmar <i>Fulmaris glacialis</i></p>	<p>Favourable Maintained (18 June 1999)</p>	<p>There are no significant threats to the interest at present but it faces long-term threats from fisheries and climate change.</p> <p>The site is managed as a nature reserve by the present owners, the RSPB, who have upgraded the public footpath which runs along the cliff top for the benefit of visitors to the colony, and provided information boards.</p> <p>The reserve is managed for the benefit of seabird conservation, providing a focus for marine policy initiatives and supplying population data, enhancing visitor experience whilst prioritising the welfare of the birds.</p> <p>Summary of Key Issues includes potential tourism impacts, maintenance of visitor numbers and effects of development on mobile species</p>
		<p>Guillemot <i>Uria aalge</i></p>	<p>Favourable Maintained (11 June 1999)</p>	
		<p>Herring gull <i>Larus argentatus</i></p>	<p>Unfavourable Declining (18 June 1999)</p>	
		<p>Kittiwake <i>Rissa tridactyla</i></p>	<p>Favourable Maintained (11 June 1999)</p>	
		<p>Razorbill <i>Alca torda</i></p>	<p>Favourable Maintained (11 June 1999)</p>	
		<p>Seabird Assemblage</p>	<p>Favourable Maintained (18 June 1999)</p>	

5 Screening

The purpose of screening is to determine whether any part of the proposed ALDP, either individually or in combination with other plans or projects, is likely to have a significant effect on the Natura 2000 sites listed in Table 4.2 above. In doing so, those aspects of the plan which would be unlikely to have a significant effect are eliminated from further consideration.

The test for a likely significant effect is a precautionary one, and a 'likely' effect is one that cannot be ruled-out based on objective information. This has been established in CJEU case law (The 'Waddenzee' case, C127/02) and further clarified in additional case law including the CJEU 'Sweetman' case (C258/11, Opinion of the Court), where the Advocate General said, "the question is simply whether the plan or project concerned is capable of having an effect. It is in that sense that the English 'likely to' should be understood".

CJEU case law has also established that the test of 'significance' concerns situations where a plan or project could undermine a site's conservation objectives.

5.1 Screening the Policies and Sites

Aspects of the Plan are screened out (both alone and in combination) on the basis of the following considerations³:

- They are general policy statements;
- It is not possible to identify effects on any particular European site because proposals are too general;
- Projects are referred to in, but not proposed by, the ALDP;
- They are elements of the ALDP that are intended to protect the natural environment,
- They are elements of the ALDP which will not in themselves lead to development or other change;
- They are elements of the ALDP which make provision for change but which could have no conceivable effect because of the absence of a link or pathway between the plan and European sites;
- They are elements of the ALDP which make provision for change but effects are likely to be minimal (a 'minor residual effect'); and
- They are elements of the ALDP that may have a minor residual effect but could have no likely significant effect on a site, in combination with other aspects of the same plan, or with other plans or projects

The following table (5.1) details aspects of the plan which are not likely to have a significant effect *alone* on a European site for the reasons given.

³ The list of considerations has been summarised from Section 4 of SNH's 'HRA of Plans: Guidance for Plan-Making Bodies in Scotland' (Jan 2015) which provides detailed reasoning and caveats for each of the criterion

Table 5.1 Screening of Policies & Opportunity Sites

Aspects of the plan which would not be likely to have a significant effect on a European site alone	Relevant parts of the plan
General policy statements	Policy B6 – Pipelines, Major Hazards and Explosive Storage Sites Policy C11 – Digital Infrastructure Policy WB1 – Health Impact Assessments Policy WB5 – Changing Places Policy D1 – Quality Placemaking Policy D2 – Residential Amenity Policy D3 – Big Buildings Policy D8 – Shopfronts Policy D9 – Windows and Doors Policy VC5 – City Centre Living Policy VC7 – West End Shops and Cafes Policy VC9 – Out of Centre Proposals Policy VC10 – Local Shop Units Policy R5 – Waste Management Requirements for New Development Policy C12 – Telecommunications Infrastructure Policy H1 – Residential Areas Policy H4 – Housing Mix and Need Policy WB4 – Residential Care Facilities Policy H5 – Affordable Housing Policy H8 – Houses in Multiple Occupation and Overprovision Policy R4 – Energy From Waste
Aspects excluded from the appraisal because they are not proposals generated by this plan	
Aspects which protect the natural environment, including biodiversity, or conserve or enhance the natural, built or historic environment	Policy D4 – Landscape Policy D5 – Landscape Design Policy D6 – Historic Environment Policy D7 – Our Granite Heritage

	<p>Policy T2 – Sustainable Transport Policy T3 - Parking Policy WB2 – Air Quality Policy WB3 – Noise Policy NE1 – Green Belt Policy NE2 – Green and Blue Infrastructure Policy NE3 – Our Natural Heritage Policy NE4 – Water Environment Policy R2 – Degraded and Contaminated Land Policy R6 - Low and Zero Carbon Buildings and Water Efficiency</p>
Aspects which will not lead to development or other change	
Aspects which make provision for change but which could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site	Policy B3 Aberdeen International Airport and Perwinnes Radar
Aspects which make provision for change but which could have no significant effect on a European site (minor residual effects) because any potential effects would be so restricted that they would not undermine the conservation objectives for the site	
Aspects which are too general so that it is not known where, when or how the aspect of the plan may be implemented, or where any potential effects may occur, or which European sites, if any, may be affected	<p>Policy VC8 – Town, District, Neighbourhood and Commercial Centres Policy VC12 – Retail Developments Serving New Development Areas Policy H2 – Mixed Use Areas Policy H7 – Student Accommodation Developments Policy R3 – New Waste Management Facilities Policy R7 – Renewable and Low Carbon Energy Developments Policy R8 – Heat Networks</p>

A requirement of the Habitats Directive is to undertake an appropriate assessment of a plan if it would be likely to have a significant effect on a European site “either individually or in combination with other plans or projects”. This is about addressing cumulative effects. Only elements of a plan that have been screened out because any effects of change are likely to be ‘minor residual’ are required to be assessed ‘in combination’. As no elements of the proposed plan have been screened out under this category the next step of the HRA process is to move to Appropriate Assessment. Table 5.2 below details all remaining aspects of the proposed plan which will be taken through to the Appropriate Assessment stage.

Table 5.2 Aspects of the Plan that require Appropriate Assessment (Screened In)

European Site and its Qualifying Interest	Aspects of the Plan likely to have significant effect	Summary of likely significant effect
River Dee SAC Atlantic salmon Otter Freshwater pearl mussel	LR1 Land Release Policy LR2 Delivery of Mixed Use Communities I1 Infrastructure Delivery and Planning Obligations VC1 Vibrant City VC2 Tourism and Culture VC3 Network of Centres VC4 City Centre and Retail Core VC6 West End Area VC11 Beach and Leisure T1 Land for Transport B2 Business Zones B4 Aberdeen Harbours B5 Energy Transition Zone H3 Density CF1 Existing Community Sites and Facilities	-Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development -Loss and deterioration of supporting habitat to housing and other developments including recreational use -Disturbance to qualifying species and their prey - Cumulative effects of water abstraction, taking into account all allocations proposed in the ALDP. This increases the burden of water abstraction from the River Dee, potentially lowering the water quality and site habitat for protected species.

	<p>CF2 New Community Facilities R1 Minerals OP29 Prime Four Business Park OP63 Prime 4 Business Park Phase 5 Extension OP30 Kingsford OP31 Maidencraig South East OP32 Maidencraig North East OP33 Greenferns OP34 East Arnhall OP111 Skene Road, Maidencraig OP38 Countesswells OP39 Braeside Infant School OP40 Cults Pumping Station OP41 Friarsfield OP42 Hotel and Equestrian Centre at Hazlehead OP43 Milltimber Primary School OP44 North Lasts Quarry OP47 Edgehill Road OP48 Oldfold OP49 Grove Nursery, Hazlehead OP50 Skene Road, Hazlehead OP51 Peterculter Burn OP52 Malcolm Road Peterculter OP109 Woodend Peterculter OP112 West of Contlaw Road OP113 Culter House Road OP114 Milltimber South OP55 Blackhills Quarry, Cove</p>	
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	<p> OP56 St Fitticks Park OP57 Craighill Primary School, Kincorth OP58 Stationfields, Cove OP59 Loirston OP60 Charleston OP61 Doonies OP62 Bay of Nigg OP64 Former Ness Tip OP103 Former Torry Nursery School OP105 Kincorth Academy OP107 East Tullos Gas Holder OP115 34-40 Abbotswell Road OP 36 Charlie House OP37 Woodend Hospital OP65 Haudagain Triangle, Middlefield OP66 Granitehill OP68 1 Western Road OP69 152 Don Street, Old Aberdeen OP70 Denburn Valley – City Centre Masterplan Intervention Area OP110 Heart of the City – City Centre Masterplan Area OP72 Aberdon House OP73 Balgownie Machine Centre OP74 Broadford Works, Maberley Street OP76 Former Raeden Centre OP77 Cornhill Hospital OP78 Fredrick Street OP79 Crown House OP81 Queen's Square – City Centre </p>	
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	<p>Masterplan Intervention Area OP82 Dunbar Halls of Residence, Don Street OP83 Urquhart Building, City Hospital OP84 Resource Centre, City Hospital OP85 King Street/Beach Esplanade OP87 Pittodrie Park OP88 Shore Porters Warehouse OP89 Kaimhill Outdoor Centre OP90 St Machar Primary School OP91 Union Street West City Centre Masterplan Intervention Area OP92 St Peters Nursery, Spital OP93 Former Summerhill Academy OP94 Tillydrone Primary School OP95 Station Gateway City Centre Masterplan Intervention Area OP96 Castlegate and Castlehill City Centre Masterplan Intervention Area OP97 Victoria Road Primary School OP98 VSA Gallowgate OP99 Old Torry OP100 North Dee City Centre Masterplan Intervention Area OP101 Woodside Church OP102 George Street/Crooked Lane OP116 Froghall Terrace OP1 Murcar OP2 Cloverhill and Berryhill OP3 Findlay Farm, Murcar</p>	
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	<p>OP4 North Denmore OP5 Balgownie Centre, Bridge of Don OP6 WTR Site at Dubford OP7 Aberdeen College Gordon Centre OP8 East Woodcroft North OP9 Grandhome OP10 Dubford OP11 Balgonwnie Area 4 OP12 Silverburn House OP13 AECC Bridge of Don OP75 Denmore Road OP14 Former Cordyce School OP15 Former Carden School OP16 Davidson's Papermill, Muggiemoss Road, Bucksburn OP17 Former Bucksburn Primary School OP18 Craibstone North and Walton Farm OP19 Rowett North OP20 Craibstone South OP21 Rowett South OP22 Greenferns Landward OP23 Dyce Drive OP24 Central Park, Dyce OP25 Woodside OP86 Dyce Railway Station OP26 Old Skene Road OP27 Greenfern Infant School OP28 Greenferns OP35 Summerfield House, Eday Road OP80 Mastrick Clinic</p>	
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	OP106 Torry Waterfront City Centre Masterplan Intervention Area	
Ythan Estuary, Sands of Forvie and Meikle Loch SPA Little tern, breeding Sandwich tern, breeding Lapwing, non-breeding Elder, non-breeding Redshank, non-breeding Pink-footed goose, non-breeding Waterfowl assemblage, non-breeding	LR1 Land Release Policy LR2 Delivery of Mixed Use Communities I1 Infrastructure Delivery and Planning Obligations VC11 Beach and Leisure T1 Land for Transport B1 Business and Industrial B2 Business Zones B4 Aberdeen Harbours B5 Energy Transition Zone R1 Minerals OP83 Urquhart Building, City Hospital OP84 Resource Centre, City Hospital OP85 King Street/Beach Esplanade OP87 Pittodrie Park OP106 Torry Waterfront	-Disturbance to species and loss or deterioration of supporting nesting habitats from development proposed in coastal locations.
Ythan Estuary, Sands of Forvie and Meikle Loch SPA Proposed Extension Little tern, breeding Sandwich tern, breeding	B4 Aberdeen Harbours B5 Energy Transition Zone OP56 St Fitticks Park OP61 Doonies OP62 Nigg Bay	-Disturbance to species and loss or deterioration of supporting nesting habitats from development proposed in coastal locations.
Loch of Skene SPA Greylag goose Goosander Goldeneye	LR1 Land Release Policy LR2 Delivery of Mixed Use Communities I1 Infrastructure Delivery and Planning Obligations T1 Land for Transport	-For proposed developments in riverside locations (Dee and Don) there is potential disturbance to goosander and goldeneye. Greylag geese are known to habitat areas around Loirston Loch so further

	H6 Gypsy and Traveller Caravan Sites OP9 Grandhome OP59 Loirston OP85 King Street/Beach Esplanade	development in this location could cause disturbance to the structure, function and supporting processes of this habitat.
Moray Firth SAC Subtidal sandbanks Bottlenose dolphins	LR1 Land Release Policy LR2 Delivery of Mixed Use Communities I1 Infrastructure Delivery and Planning Obligations VC11 Beach and Leisure T1 Land for Transport B1 Business and Industrial B2 Business Zones B4 Aberdeen Harbours B5 Energy Transition Zone R1 Minerals OP55 Blackhills Quarry, Cove OP56 St Fitticks Park OP58 Stationfields, Cove OP61 Doonies OP62 Nigg Bay OP106 Torry Waterfront	-For proposed developments in coastal locations there may be a potential negative impact on bottlenose dolphins if underwater noise is generated that prevents or limits their use of the areas that help support them such as Aberdeen harbour. Coastal pollution might also affect dolphins or their prey species.
Isle of May SAC Grey Seal	LR1 Land Release Policy LR2 Delivery of Mixed Use Communities I1 Infrastructure Delivery and Planning Obligations VC11 Beach and Leisure T1 Land for Transport B1 Business and Industrial B4 Aberdeen Harbours	-Potential disturbance to grey seals and their prey from development on the coast. Increased risk of potential collisions, a decrease in water quality and habitat modification.

	B5 Energy Transition Zone R1 Minerals OP55 Blackhills Quarry, Cove OP56 St Fitticks Park OP58 Stationfields, Cove OP61 Doonies OP62 Nigg Bay OP97 Victoria Road Primary School OP99 Old Torry OP106 Torry Waterfront	
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6 Appropriate Assessment

The Appropriate Assessment stage of the Habitats Regulations Appraisal Record is an assessment of whether the elements of the Proposed ALDP screened in as having 'likely significant effects' (listed in Table 5.2 above) will or will not adversely affect the integrity of designated sites. This assessment considers required mitigation and any limitations of the assessment.

The integrity of a site is defined as 'the coherence of its ecological structure and function, across its whole area, which enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified.' (Scottish Government Circular on the Habitats and Birds Directive)⁴

An adverse effect would be something that impacts the sites features, either directly or indirectly, and results in disruption or harm to the ecological structure and functioning of the site and/or affects the ability of the site to meet its conservation objectives across all parts of the site. Another form of adverse effect on integrity would be a physical impact on the site which may indirectly affect the ecological structure and functioning of the site features or their supporting structures and/or the ability of the site to meet the conservation objectives.

The Appropriate Assessment follows the precautionary principle. It is for Aberdeen City Council (through this Assessment) to ascertain that implementation of the Proposed ALDP will not adversely affect the integrity of any European site, this must be ascertained prior to adoption of the Proposed ALDP.

6.1 Water Abstraction from the River Dee SAC

All Opportunity sites were screened in as requiring further investigation through this Appropriate Assessment based on their 'likely significant effect' on the site integrity of the River Dee SAC due to increasing cumulative pressure on water abstraction levels from the River Dee. Declines of Fresh Water Pearl Mussels have been linked to diffuse and point source pollution, degraded habitat and pearl fishing and it is likely that a combination of these factors were collectively responsible for the population's unfavourable status within the River Dee. The River Basin Management Plan supporting document on River Dee identified abstraction as a potential contributing factor as well. The AfterLIFE plan "Pearls in Peril" (LIFE11 NAT/UK/383) an evaluation project led by SNH, considered

⁴ Scottish Government Circular 6/1995 (Revised June 2000) 'Habitats and Birds Directives'

the five areas of work undertaken for the River Dee, taking a catchment-based, long-term approach to improving habitat conditions. A number of bank and river improvement projects have been underway since 2014 and they suggest success in the recovery of the Freshwater Pear Mussel in the River Dee.

In terms of the Proposed ALDP, regulated Drinking Water Abstractions take place at Mannofield and Invercarnie and Scottish Water abstractions are conditioned under licence at these locations. These Licenced Abstractions are regulated under the CAR licencing regime by SEPA, and SEPA are the competent Authority in terms of the licencing regime in line with the Habitats Directive. The volume of water currently licenced for abstraction has been confirmed as sufficient to meet the identified future growth within the Proposed Strategic Development Plan and subsequently the Proposed ALDP. SEPA assesses a range of pressures on water bodies including water abstraction and flow regulation including cumulative assessment of pressures. This includes water flow and level modelling, taking account of information on the location and rates of abstraction, the results of rainfall and water flow and level monitoring. Potential effects on the River Dee SAC are regulated and conditioned as part of licence, with contingency planning in place to manage any periods of low flow, and SEPA advise that they record water levels in order to manage the water resource. There are nine monitoring stations in the River Dee Catchment. Water levels are converted to flow at most river gauging stations and that knowledge of the flow in a catchment is important in order to effectively manage that water, for example when issuing licenses for water abstractions and for the control of pollution.

The River Dee as well as being designated as a SAC, is a designated a Drinking Water Protected Area under “The Water Environment (Drinking Water Protected Areas) (Scotland) Order 2013”. This Protected Area is along its length within Aberdeenshire from Braemar to Banchory and within the City of Aberdeen to the sea. The only exception is for the stretch of river between Banchory and Peterculter. This designation serves to protect the river for its drinking water supplies by applying more stringent limitations and controls on potential discharges into the river. This designation seeks to ensure high quality drinking for the population that it currently serves.

Scottish Water have advised (Appendix 1) that the volume of drinking water currently available to serve existing and proposed development is sufficient to meet the Proposed ALDP requirements. As the volume of water abstracted is already risk assessed and licenced and regulated by SEPA, the licenced abstraction volumes and impact on the River Dee SAC has already been assessed in relation to meeting the requirements of the Habitats and Birds Directives. Scottish Water is licenced to abstract up to the agreed volume and this licence has conditions attached, including mitigation. Both SEPA and Scottish Water have contingency plans to manage flow as and when necessary impose by-laws and other constraints on the use of water.

Both Aberdeen City and Shire Councils are committed to retrofitting surface water management systems wherever possible to improve surface water within the urban areas and to progress reductions in energy and water use in all developments wherever possible. This is supported within the Proposed ALDP with a commitment to better surface water management, increased use of green infrastructure and open space within all development.

Scottish Water monitors both domestic water consumption and business consumption (which is metered). SEPA manages all discharges to the water environment under CAR.

The currently licenced volumes of water abstracted by Scottish Water and licenced and regulated by SEPA do not have an adverse effect on the integrity of the River Dee and its qualifying features.

As a result of the Examination in Public of the Proposed Strategic Development Plan 2018 the Reporter has proposed a number of modifications to the Housing Land Requirement and the Housing Allowances. The implications of these modifications are summarised as:

-It is proposed that the Housing Land Requirement for the entire plan period be reduced by 780 homes. Therefore, the global number has been decreased from 64,272 to 63,492 . It should be noted that with each Structure Plan and Strategic Development Plan that has been produced the global housing requirement has decreased as a result of increases in the effective land supply.

It is proposed to modify the SDP to use the Housing Land Audit 2019 to inform the Total Effective Land Supply. There is a difference of 803 homes between the HLA 2016 and HLA 2019 Total Effective Land Supply. This is due to the fact that the programming on some larger sites has reduced to reflect lower market demand. Therefore, the Total Effective Land Supply is less in the HLA 2019.

It is proposed to use a different methodology to calculate the Proposed SDP's Housing Allowances and this is based on different site programming. The result of this is a shift of allowances from the period 2033-2040 to the period 2020-2032. There has been no overall increase in housing allowances, rather the modification means that they are allocated in the earlier period of the Proposed SDP. As a result of the change to the effective land supply and the revised programming the Proposed LDP is required to allocate an additional 939 homes in Aberdeen City for the period 2020-2032.

The Housing Land Audit 2019 has recorded an established land supply of 45,410 homes for the Aberdeen Housing Market Area and Rural Housing Market Area combined. The modifications to the Housing Allowances required by the Aberdeen City and Aberdeenshire Local Development Plans to allocate land for 5,107 new homes each. When the established land supply and the modified allowances for the period 2020-2032 are combined it would mean there will be housing land allocated for a total of 55,624 new homes up to the period 2032. Given that the HRA for the Proposed SDP 2018 considered a global number of 64,272 there is headroom for windfall sites of up to 8,648 homes across both the Aberdeen and Rural Housing Market areas up to the period 2040 (approx. 430 per annum).

Aberdeen City Council and Aberdeenshire Council undertake Housing Land Audits on an annual basis to ascertain the rates of delivery and programmed rates of anticipated completions on both allocated and windfall sites. This data is also sent to Scottish Water every two years in the form of the Assembly of Planning Policy Information to support their strategic planning.

The Assessment of potential adverse effects on the qualifying interests of Natura 2000 sites (minus the cumulative water abstraction issue discussed above) by the Proposed ALDP is shown in Table 6.2 below.

Table 6.2 Appropriate Assessment of potential impacts of the Proposed ALDP on Natura 2000 sites

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
LR1 Land Release Policy LR2 Delivery of Mixed Use Communities	River Dee SAC	<i>Atlantic Salmon</i> <i>Otter</i> <i>Freshwater pearl mussel</i> -Water quality affected through soil and sediment deposition, and release of oil	Appendix 2 of the Proposed ALDP lists all OP sites requiring a project level HRA/Construction Environmental Management Plan due to their location being close to or within the	No adverse effect on site integrity

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
I1 Infrastructure Delivery and Planning Obligations		and fuel from infrastructural activities -Disturbance through activities associated with soil and sediment deposition, and release of oil and fuel from infrastructural activities	River Dee Catchment. These project level checks will ensure that development in these locations will not adversely impact on the qualifying features of the River Dee.	
T1 Land For Transport		- Impact on the River Dee SAC may result from transport improvements where such proposals lie within the catchment of the River Dee	Proposed Policy NE3 Our Natural Environment protects areas identified for their biodiversity, eco-systems and species protected by law. In summary Policy NE3 would require any development likely to affect the River Dee SAC to demonstrate that all reasonable steps have been taken to minimise detrimental effects and where required appropriate mitigation must be provided. Where adverse effects are still unavoidable, development will only be supported where these adverse effects are clearly outweighed by social,	
VC1 Vibrant City		-Loss and deterioration of supporting habitat to housing and other developments including recreational use		
VC2 Tourism and Culture		-Disturbance to all qualifying species and their prey from development on or close to the River Dee		
VC3 Network of Centres				
VC4 City Centre and Retail Core				
VC6 West End Area				
VC11 Beach and Leisure				
B2 Business				

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
Zones B4 Aberdeen Harbours B5 Energy Transition Zone H3 Density CF1 Existing Community Sites and Facilities CF2 New Community Facilities R1 Minerals OP26 Old Skene Road OP27 Greenfern Infant School			environmental or economic benefits of city-wide importance.	

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
OP29 Prime Four Business Park				
OP63 Prime 4 Business Park Phase 5 Extension				
OP30 Kingsford				
OP31 Maidencraig South East				
OP32 Maidencraig North East				
OP34 East Arnhall				
OP111 Skene Road, Maidencraig				
OP38 Countesswells				

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
OP39 Braeside Infant School				
OP40 Cults Pumping Station				
OP41 Friarsfield				
OP42 Hotel and Equestrian Centre at Hazlehead				
OP43 Milltimber Primary School				
OP44 North Lasts Quarry				
OP47 Edgehill Road				
OP48 Oldfold				
OP49 Grove				

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
Nursery, Hazlehead OP50 Skene Road, Hazlehead OP51 Peterculter Burn OP52 Malcolm Road, Peterculter OP109 Woodend Peterculter OP112 West of Contlaw Road OP113 Culter House Road OP114 Milltimber South				

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
OP57 Craighill Primary School, Kincorth				
OP59 Loirston				
OP60 Charleston				
OP64 Former Ness Tip				
OP103 Former Torry Nursery School				
OP105 Kincorth Academy				
OP115 34-40 Abbotswell Road				
OP35 Summerfield House, Eday Road				

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
<p>OP36 Charlie House</p> <p>OP37 Woodend Hospital</p> <p>OP70 Denburn Valley – City Centre Masterplan Intervention Area</p> <p>OP110 Heart of the City – City Centre Masterplan Area</p> <p>OP74 Broadford Works, Maberley Street</p> <p>OP76 Former Raeden Centre</p>				

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
OP77 Cornhill Hospital				
OP79 Crown House				
OP80 Mastrick Clinic				
OP89 Kaimhill Outdoor Centre				
OP91 Union Street West City Centre Masterplan Intervention Area				
OP92 St Peters Nursery, Spital				
OP93 Former Summerhill Academy				
OP95 Station				

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
Gateway City Centre Masterplan Intervention Area OP100 North Dee City Centre Masterplan Intervention Area OP102 George Street/Crooked Lane OP106 Torry Waterfront City Centre Masterplan Intervention Area				

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
LR1 Land Release Policy LR2 Delivery of Mixed Use Communities I1 Infrastructure Delivery and Planning Obligations T1 Land For Transport VC11 Beach and Leisure B1 Business and Industrial B2 Business Zones B4 Aberdeen Harbours B5 Energy	Ythan Estuary, Sands of Forvie and Meikle Loch SPA	<i>Little Tern (breeding)</i> <i>Sandwich Tern (breeding)</i> <i>Lapwing (non-breeding)</i> <i>Elder (non-breeding)</i> <i>Redshank (non-breeding)</i> <i>Pink-footed goose (non-breeding)</i> <i>Waterfowl assemblage (non-breeding)</i> -Development close to the coast could cause disturbance to the qualifying species and loss or deterioration of supporting nesting habitats.	Qualifying species from this SPA are unlikely to occur in Aberdeen City. The chance of disturbance to species, loss or deterioration of nesting habitats from development in the city is low. The city boundary is less than 20km from the Ythan Estuary site, i.e. within the foraging range of pink footed geese, but Wildfowl and Wetlands Trust (WWT) information on foraging tends to indicate that although there may be some connectivity the conservation objectives would not be undermined. Please note - SNH are currently undertaking a more detailed appraisal of geese patterns across the City and the outcomes of this work will be fed back to us so that we can update this HRA appropriately.	No adverse impact on site integrity.

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
Transition Zone R1 Minerals OP83 Urquhart Building, City Hospital OP84 Resource Centre, City Hospital OP85 King Street/Beach Esplanade OP87 Pittodrie Park OP106 Torry Waterfront				

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
<p>B4 Aberdeen Harbours</p> <p>B5 Energy Transition Zone</p> <p>OP56 St Fitticks Park</p> <p>OP61 Doonies</p> <p>OP62 Nigg Bay</p>	<p>Ythan Estuary, Sands of Forvie and Meikle Loch SPA Proposed Extension</p>	<p><i>Little Tern (breeding)</i> <i>Sandwich Tern (breeding)</i></p> <p>-Development close to the marine environment could cause disturbance to the qualifying species and loss or deterioration of supporting nesting habitats.</p>	<p>The proposed extension is for foraging habitat for Terns. Disturbance/loss of habitat would only be likely to arise from marine development, including harbours.</p> <p>Appendix 2 of the Proposed ALDP lists all OP sites requiring a project level HRA due to their location being close the marine environment. These project level detailed appraisals will ensure that development in these locations will not adversely impact on the qualifying features of the Ythan Estuary, Sands of Forvie and Meikle Loch SPA Proposed Extension.</p> <p>Proposed Policy NE3 Our Natural Environment protects areas identified for their biodiversity, eco-systems and species protected by law. In</p>	<p>No adverse impact on site integrity.</p>

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
			summary Policy NE3 would require any development likely to affect the Proposed Extension to demonstrate that all reasonable steps have been taken to minimise detrimental effects and where required appropriate mitigation must be provided. Where adverse effects are still unavoidable, development will only be supported where these adverse effects are clearly outweighed by social, environmental or economic benefits of city-wide importance.	
LR1 Land Release Policy LR2 Delivery of Mixed Use Communities I1 Infrastructure	Loch of Skene SPA	<i>Greylag goose</i> <i>Goosander</i> <i>Goldeneye</i> -Developments in riverside locations (Dee and Don could potentially disturb goosander and goldeneye. Greylag geese are known to habitat	Goosander only use Loch of Skene as a roost and there has been a strong decline in their numbers at the loch. Only 3 observed in 2018 counts and whilst there was a large roost in 1975 until at least 1987, numbers have been low since at least	No adverse impact on site integrity.

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
<p>Delivery and Planning Obligations</p> <p>T1 Land For Transport</p> <p>H6 Gypsy and Traveller Caravan Sites</p> <p>OP9 Grandhome</p> <p>OP59 Loirston</p> <p>OP85 King Street/Beach Esplanade</p>		<p>areas around Loirston Loch so further development in this location could cause disturbance to the structure, function and supporting processes of this habitat.</p>	<p>1997. However, numbers on the Dee and the Don remain healthy.</p> <p>Greylag geese are an SPA feature but numbers are now very low – highest count in 2019 was 20. Decline follows a national trend and is not connected with the integrity of the Loch of Skene SPA.</p> <p>Please note - SNH are currently undertaking a more detailed appraisal of geese patterns across the City and the outcomes of this work will be fed back to us so that we can update this HRA appropriately.</p>	
<p>LR1 Land Release Policy</p> <p>LR2 Delivery of Mixed Use Communities</p> <p>I1 Infrastructure</p>	<p>Moray Firth SAC</p>	<p><i>Subtidal sandbanks</i></p> <p><i>Bottlenose dolphins</i></p> <p>-Proposed developments in coastal/marine locations have potential to negatively impact bottlenose dolphins if underwater noise is generated that prevents or limits their</p>	<p>Appendix 2 of the Proposed ALDP lists all OP sites requiring a project level HRA due to their location being close the marine environment. These project level detailed appraisals will ensure that development in these locations will not</p>	<p>No adverse impact on site integrity.</p>

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
Delivery and Planning Obligations T1 Land For Transport VC11 Beach and Leisure B1 Business and Industrial B2 Business Zones B4 Aberdeen Harbours B5 Energy Transition Zone R1 Minerals OP55 Blackhills Quarry, Cove		use of the areas that help support them, this includes Aberdeen Harbour. -Coastal pollution may also affect dolphins or their prey. - Piling activities can take place for onshore as well as offshore works and generate underwater noise.	adversely impact on the qualifying features of the Moray Firth SAC. Proposed Policy NE3 Our Natural Environment protects areas identified for their biodiversity, ecosystems and species protected by law. In summary Policy NE3 would require any development likely to affect the Moray Firth SAC to demonstrate that all reasonable steps have been taken to minimise detrimental effects and where required appropriate mitigation must be provided. Where adverse effects are still unavoidable, development will only be supported where these adverse effects are clearly outweighed by social, environmental or economic benefits of city-wide importance.	

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
OP56 St Fitticks Park OP58 Stationfields, Cove OP61 Doonies OP62 Nigg Bay OP106 Torry Waterfront				
LR1 Land Release Policy LR2 Delivery of Mixed Use Communities I1 Infrastructure Delivery and Planning Obligations T1 Land For Transport	Isle of May SAC	<i>Grey seal</i> -Development on the coast or in marine locations could cause disturbance to grey seals and their prey. -If development increases boat numbers/movements there is an increased risk of potential collisions -Development on the coast and in marine locations could decrease water quality from construction pollution run off -Potential habitat modification	Appendix 2 of the Proposed ALDP lists all OP sites requiring a project level HRA due to their location being close the marine environment. These project level detailed appraisals will ensure that development in these locations will not adversely impact on the qualifying features of the Isle of May SAC. Proposed Policy NE3 Our Natural Environment protects areas identified for	No adverse impact on site integrity.

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
VC11 Beach and Leisure B1 Business and Industrial B4 Aberdeen Harbours B5 Energy Transition Zone R1 Minerals OP55 Blackhills Quarry, Cove OP56 St Fitticks Park OP58 Stationfields, Cove OP61 Doonies OP62 Nigg Bay			their biodiversity, ecosystems and species protected by law. In summary Policy NE3 would require any development likely to affect the Isle of May SAC to demonstrate that all reasonable steps have been taken to minimise detrimental effects and where required appropriate mitigation must be provided. Where adverse effects are still unavoidable, development will only be supported where these adverse effects are clearly outweighed by social, environmental or economic benefits of city-wide importance.	

Policy or Proposal	Potentially Affected Site(s)	Potential Impacts for each qualifying interest	Mitigation/Further Information	Conclusion
OP97 Victoria Road Primary School				
OP99 Old Torry				
OP106 Torry Waterfront				

7 Conclusions

Under this Habitats Regulations Appraisal many policies were considered unlikely to significantly affect the qualifying interests of the given Natura sites. These were screened out of the appropriate assessment carried out for the Proposed Plan.

The policies and proposals carried forward for the appropriate assessment, in section 6, are those that were considered to have the potential to impact on Natura sites. The assessment identifies mitigation measures where appropriate. It can be concluded that with appropriate mitigation the Proposed ALDP will not adversely affect the integrity of any of the listed Natura sites.

Further Habitats Regulations Appraisal will be required at project level for many of the proposals identified, where this is applicable, it has been highlighted within this document at Table 2.3 and also within the Proposed ALDP itself at Appendix 2.

Appendix 1 – Email Correspondence from Scottish Water

From: Elaine Hutchison [REDACTED]
Sent: 05 November 2019 10:04
To: Kathryn Roberts
Cc: [REDACTED]
Subject: FW: Proposed Aberdeen Local Development Plan - Habitats Regulations Assessment
Attachments: CD84 Scottish Water email (6 August 2018) re Water Abstraction Volumes to serve development.pdf

Importance: High

Hi Kathryn,

Apologies – we have moved to new phone numbers which are detailed in my signature below.

I can confirm that our position still stands and that Scottish Water believe that the volumes of water currently licenced from the River Dee meets the needs of the additional housing identified in the SDP Plan.

Kind regards
Elaine

Elaine Hutchison
Water Resource Planning Team Leader
Water Resources Team

[REDACTED]

[REDACTED]

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Appendix 1 Analysis of Consultation at Scoping Stage

Organisation	Section	Comment	Aberdeen City Council Response
Scottish Natural Heritage	Scope of assessment and level of detail	Suggest a clear link between the SEA for the higher-level Aberdeen city/shire Strategic Development Plan (SDP) and this assessment, ensuring the requirements which the SDP ER identifies for LDPs are addressed i.e. mitigation measures referred to for LDPs.	Noted. The Environmental Report has taken into consideration the Proposed SDP requirements identified in its ER.
		Convey key findings of the SEA, including developer requirements, in the Main Issues Report for each site and policy.	Each development bid has been subject to a site assessment and SEA. Reference to this has been made in the Main Issues Report.
	Habitats Regulation Assessment (HRA)	Expect the HRA will be published alongside the Proposed Plan. HRA should be included as a separate appendix to the ER.	HRA will be included as a separate appendix to the ER at Proposed Plan stage.
	4.1 Plan, Programme or Strategy (PPS) Context	Additional PPS to be included: Human Health: Let's Get Scotland Walking – The National Walking Strategy Cycling Action Plan for Scotland 2013 A Long-Term Vision for Active Travel in Scotland 2030 Landscape: Fitting Landscapes	Additional PPS have been included.
	4.4 Characteristics of Areas likely to	Short narrative in the main body of the ER identifying any significant baseline changes since the first LDP	This will be our third LDP. A narrative of significant changes since the second

be significantly affected	SEA would be helpful.	LDP have been included within Section 4 of the Interim ER.
	Appendix 7.2.5 – some information is not available (biodiversity, flora and fauna information). Baseline gaps/trend should be acknowledged where possible and how it is proposed to obtain this.	Appendix 7.2.5 (biodiversity, flora and fauna) comprises the most recent available baseline figures. Data will be obtained from the Centre for Ecology and Hydrology 'Land Cover Map'. Link to this has been provided in the Appendix.
	Recommends the Scotland-wide maps (e.g. soils mapping) be replaced with location-specific maps for Aberdeen. SNH may be able to provide this data if required.	The report has been amended to reflect the location-specific map for peat soils in Aberdeen.
	Water (7.2.3): suggest a baseline of water flow would be useful if information is available, especially given the abstraction considerations for the River Dee SAC. For example: water flow – the quantity of water being affected (e.g. by abstraction, increase or impoundment).	Appendix 7.2.3 (water) comprises the most recent available baseline figures. Aberdeen City Council are in regular contact with SEPA and Scottish Water regarding abstraction levels.
	Soils (7.2.4): suggest the 'carbon rich soil' deep peat and priority peatland habitats 2016 dataset combined digital soil information is used, and the % and type of carbon rich soils is provided.	Digital link in the Appendix has been updated with the information reflecting this.
	Biodiversity, flora and fauna (7.2.5): are there any geodiversity sites in the local authority area?	Bay of Nigg (Balnagask to Cove) is the only geodiversity site in Aberdeen. SEA includes a question in relation to this.

		Landscape (7.2.9): recommend inclusion of a baseline on green networks – e.g. number of km.	The Appendix reflects the latest information that is readily available.
4.5 Environmental Problems		Welcome the recognition of the pressures on the natural environment associated with increased development.	Noted.
5 Scope and Level of Detail		Support the scoping in of the SEA issues for the Plan (Table 5.1).	Noted.
		Pg 17: SNH expect the SEA will assess the significant environmental effects of the sites technically capable of being delivered.	All sites are capable of being delivered, even though this may be at a delayed timescale. Significant environmental effects of all sites have been assessed through the SEA process.
		Welcome inclusion of those sites with planning consent in the baseline and support the assessment of those sites which do not have consent. Support the intent to include carried forward sites as part of the overall cumulative assessment.	Noted.
Proposed assessment frameworks		Welcome the intent to assess all aspects of the plan. Examples of the proposed assessment for each part of the LDP are helpful. SNH are content with more generic assessment proposed for the spatial strategy, main issues and draft policy.	Noted.
		Table 5.4 proposes to assess existing policies with minor policy amendments, and Table 5.5 new policies and alternatives. Does the latter also need to state that	Existing policies with significant amendments will be classified as new policies. These have been assessed,

		it includes all other amendments (i.e. not minor) to existing policies?	together with any new policies and are included in Appendix 9.
Site Assessments (proposed Tables 5.8 and 5.9)		Welcome pre-LDP discussions including the SEA process.	Noted.
		SEA Consultation Authorities have recently produced a LDP: Site Assessment and SEA Checklist. Scoping Report proposes a format for site assessments which follows that of SEA in LDP1 rather than the combined checklist. If this format is proceeded with, SNH recommend the comments column is expanded to separate out the assessment of the individual SEA topics and their scoring.	Proposed site assessment format has been updated to include the most recent LDP: Site Assessment and SEA Checklist recommended by SEA Consultation Authorities. The checklist will be completed on a site by site basis.
		Scoping Report states that “all site-specific alternatives will be assessed against the SEA objectives” but we cannot locate these objectives – please advise where these can be found.	SEA objectives have been included in Table 6.1 within the Interim ER.
		For scoring, SNH recommend that the system (key) proposed for recording of cumulative effects (pg.29) is also used for the other elements of the assessment as this provides the scope to better reflect which environment effects are most significant.	Noted. All other elements of the assessment will be assessed using the key on Table 5.5.
5.6 Proposed mitigation measures		Table 5.11 only proposes generic mitigation in relation to the overall impact of the Plan. In order to be meaningful it is expected that mitigation be provided for each specific site. SNH refer to the specific mitigation column in the combined site/SEA checklist and seek inclusion of this for the individual site assessments,	The Combined site/SEA checklist recommended by the SEA Consultation Authorities has been used. It includes a mitigation for each specific site.

		along with a separate column for residual effects post-mitigation. Specific mitigation measures can be included as developer requirements for sites in the Plan to provide a clear audit trail of how the SEA findings inform the LDP. Consideration of environmental enhancement measures can also be included at this level.	
	5.8 Monitoring	Support continuation of monitoring from the adopted plan's SEA for this SEA for consistency.	Noted.
	6 Next Steps	Table 6.1 Note the 10-week consultation period proposed for the ER and the Plan. For avoidance of doubt, we would expect the interim ER to be submitted at the MIR stage. Suggest the interim and ER stages are made more explicit in the table.	This has been amended to include the word 'interim ER'. The interim ER will be submitted to SEA Gateway Consultation Authorities at the MIR stage.
Historic Environment Scotland	Scope and level of detail	Content and satisfied that the historic environment has been scoped into the assessment. Welcome the opportunity to comment on any changes to policies for the historic environment.	Noted. As a key agency HES will be consulted on any changes made to policies relating to the historic environment.
	Framework for assessing environmental effects	Welcome the example frameworks provided to report the findings of the assessment. It's unclear why the cumulative assessment is the only one to ascribe significance to effects. Would advise that significant positive/negative scores should be available for these tables.	Noted. All other assessments have been amended to include significant positive/negative effect scores.

		<p>It is beneficial to the delivery of identified mitigation that actions that have been put forward to mitigate/enhance specific issues for the spatial strategy are brought through to plan itself in the form of developer requirements. This process adds clarity to all stakeholders as to what is required to deliver the aspirations contained within the plan.</p>	<p>Mitigation actions put forward within the SEA would be brought through in the form of developer requirements through Policy and Supplementary/Non-Supplementary Guidance.</p>
		<p>The Consultation Authorities have produced a site assessment pro forma with the aim of bringing together the site assessment and SEA in order to streamline the process. The questions contained within the pro forma can help focus the assessor when considering sites and the questions may be utilised to underpin the finding to be presented in the assessment tables provided.</p>	<p>Noted. The Combined site/SEA checklist recommended by the SEA Consultation Authorities has been used.</p>
	Environmental baseline	<p>The environmental baseline identified in Section 7.2.8 is appropriate for the assessment. The data source address for spatial information on designated historic environment assets is no longer in use. These downloads are available here https://portal.historicenvironment.scot/spatialdownloads.</p>	<p>Noted. Where relevant, the web address has been updated on Table 7.2.8.</p>
	Consultation period for the Environmental Report	<p>Section 6.1 in the Next Steps Chapter states that the Council intends to consult on the ER for a minimum of 8 weeks while Table 6.1 states that the consultation period will be for 10 weeks. HES are content with a minimum of 8 weeks consultation.</p>	<p>Noted. For clarity, Section 6.1 has been amended to read 10 weeks, to correspond with Table 6.1.</p>

Scottish Environment Protection Agency	4.1 Relationship with other Plans, Policies and Strategies (PPS)	Some of the PPS included have been subject to SEA. Where this is the case it may be useful to prepare a summary of the key SEA findings that may be relevant to the ALDP. This may assist with data sources and environmental baseline information and also ensure the current SEA picks up environmental issues or mitigation actions which may have been identified elsewhere.	The Proposed Aberdeen City and Shire Strategic Development Plan ER has been considered and reviewed in the preparation of this Interim ER.
	Baseline information	SEPA holds significant amounts of environmental data which may be of interest in preparing the environmental baseline, identifying environmental problems, and summarising the likely changes to the environment in the absence of the PPS.	Noted. Where necessary, we will endeavour to contact SEPA to gather any additional data required to update the baseline information.
	4.5 Environmental problems	<p>The following issues are also of relevance to the environmental problems section of the assessment.</p> <p>Air & climatic factors/Population & human health</p> <ul style="list-style-type: none"> • energy consumption with respect to transport – including consideration of alternative fuels to petrol & diesel; • energy consumption of new development – including consideration of district heating; <p>Material assets</p> <ul style="list-style-type: none"> • new infrastructure – WPR/other infrastructure improvements; • major developments not identified in the development plan – including Kingsford Stadium; • public water supply requirements & infrastructure including impacts on the River Dee; 	Table 5.3 has been amended to include the issues raised for air & climatic factors/population & human health, and material assets.

		<ul style="list-style-type: none"> rainwater and waste water infrastructure including impacts on water environment and flooding. 	
5.1 Alternatives	Reasonable alternatives should be considered as part of the Plan preparation. These should be assessed as part of the SEA process and the findings should inform the choice of the preferred option. This should be documented in the ER. Such alternatives may include alternative strategic directions, policies or proposals that are being considered as part of the plan-making process.	As part the Plan preparation, alternative policies and sites will be considered, and assessed as part of the SEA process. The ER will document all alternative sites/policies that have been assessed during the plan-making process.	
5.2 Scoping in/out of environmental topics	SEPA agree that in this instance all environmental topics should be scoped into the assessment.	Noted.	
5.3 Methodology for assessing environmental effects	Including a commentary section within the matrices in order to state the reasons for the effects cited and the score given helps to fully explain the rationale behind the assessment results.	The Combined site/SEA checklist recommended by the SEA Consultation Authorities has been used. Each SEA includes a commentary highlighting reasons for the effects and the scores.	
	Where it is expected that other plans, programmes or strategies are better placed to undertake more detailed assessment of environmental effects, this should be clearly set out in the ER.	Noted.	
	SEPA expect all aspects of the PPS which could have significant effects to be assessed.	All aspects of the local development plan that could have significant effects have been assessed (policy and strategy, site-specific and cumulative).	

		SEPA support the use of SEA objectives as assessment tools as they allow a systematic, rigorous and consistent framework with which to assess environmental effects.	Noted.
		When setting out the results of the assessment in the ER please provide enough information to clearly justify the reasons for each of the assessments presented. Setting out assumptions that are made during the assessment and difficulties and limitations encountered would also be helpful. It is helpful if the assessment matrix directly links the assessment result with the proposed mitigation measures such as in the tabled example given.	The Combined SEA site/checklist used makes provision for enough information to clearly justify the assessment results. It also includes a column for the assessment result and one covering specific mitigation measures.
		SEPA recommend that the proposed SEA objectives to be used in the assessment are clearly identified.	SEA objectives have been included in Table 6.1 within the Interim ER.
		On assessment of the effects of allocations or sites, SEPA advocate a rigorous methodology which clearly assesses potential effects on all environmental topics. It can be a much easier and useful exercise for the plan-maker if the assessment is made against a range of related questions, rather than directly against the environmental topics. The joint SEA and development plan site assessment proforma sets out the issues which are required to be assessed in more detail.	The site assessment pro forma has been used to help inform the SEA checklist that was used as part of the site assessments.
	5.6 Mitigation and enhancement	Encourage using the assessment as a way to improve the environmental performance of individual aspects of the final option. SEPA support proposals for	Noted.

	enhancement of positive effects as well as mitigation for negative effects.	
	It is useful to show the link between potential effects and proposed mitigation/enhancement measures in the assessment framework. Encourage the ER to be very clear about mitigation measures proposed as a result of the assessment. These should follow the mitigation hierarchy (avoid, reduce, remedy or compensate).	Table 6.2 - Proposed Mitigation Measures links the potential Plan impact and to the mitigation measures. Mitigation hierarchy has been followed.
	An important way to mitigate significant environmental effects identified through the assessment is to make changes to the plan itself so significant effects are avoided. The ER should identify any changes made to the plan as a result of the SEA.	Changes made to the plan as a result of the SEA have been identified within Table 6.2 -Proposed Mitigation Measures.
	Where the mitigation proposed does not relate to modification to the plan itself then proposed mitigation measures should be set out in a way clearly identifying: (1) the measures required, (2) when they would be required and (3) who will be required to implement them. Inclusion of a summary table in the ER such as the example provided will help to track progress on mitigation through the monitoring process.	Noted. Table 6.2 has included this.
5.8 Monitoring	Monitoring is a requirement of the Act. It would be helpful if the ER included a description of the measures envisaged to monitor the significant environmental effects of the Plan.	Noted. This has been included within the Interim ER.
6.1 Consultation period	SEPA is satisfied with the proposal for an 8-week consultation period for the Environmental report.	Noted. The consultation will be for 10-weeks – the relevant section has been

			updated to reflect this.
	Outcomes of the Scoping exercise	It would be helpful if the ER included a summary of the scoping outcomes and how comments from the Consultation Authorities were taken into account.	A summary of Aberdeen City Council's response to comments from the Consultation Authorities have been included in the Interim ER.

Appendix 2 Analysis of Consultation at Interim Environmental Report Stage

Organisation	Section	Comment	Aberdeen City Council Response
Scottish Natural Heritage	Non-Technical Summary	Include sentence on what the assessment focused on i.e. the 12 Main Issues, 12 new policy areas and the site allocations.	Noted. This section of the Environmental Report now includes detail on what the assessment is focused on.
		In describing the environmental challenges, note the pressure from all new development on the River Dee as a result of water abstraction.	A point has been added noting pressure from all new development on the River Dee within the State of the Environment Subsection in the Non-Technical Summary. Each development proposal has been subject to a site assessment and SEA. A note on the assessment of water has also been added in Section 6.4.
	Relevant State of the Environment – Baseline Data	Wording under biodiversity topic in Table 5.2 may contain a typo. If not, an explanation is needed for what unplanned development is likely to be promoted by the Strategic Development Plan and Local Development Plan.	Sentence has been amended to read ‘...unplanned developments not promoted by the Strategic Development Plan and Local Development Plan.’

	Appendix 3.5 – four SSIs in Aberdeen City should be named.	This has been added.
	Appendix 4, Map 5 – it would be better to retitle as ‘European sites’ and include both the River Dee SAC and the Ythan Estuary, Sands of Forvie and Meikle Loch (extension) SPA.	This has been amended to include maps from the SNH website.
	Table 5.3 – Welcome recognition in both the Water and Material Assets topics of the potential challenge of additional development increasing the need for abstraction.	Noted.
Assessment of Main Issues	Happy with identification of alternatives in terms of the Main Issues. The framework for assessing the environmental effects is thorough.	Noted.
Assessment of Policies	Notes there may be minor updates to existing policy areas however the wording for Natural Environment policies have not been provided making it difficult to provide comments on their likely significant effects.	Noted. Proposed wording for all policies has been included as part of the Proposed Plan.
	Appendix 9 – repeats the same narrative for policies relating to NE2: Green and Blue Infrastructure, NE3: Protecting our Natural Assets and NE4: Water Environment. Questions whether such repetition is intended/correct. Suggest the benefits of improved green and blue infrastructure will have positive <i>direct</i> and indirect impacts.	Final policies have been drafted and their respective assessments have been updated. They are included in the Appendix 8.

		Positive biodiversity effects reported for policies NC1: Town Centre and NCX(11): Visitor Attractions and Facilities are overestimated and should be recorded as neutral. Where in terms of NC1 for example, there may be some opportunities for enhancement of green networks, there would need to be specific measures included in the mitigation column, such as developer requirements to incorporate good design principles for enhanced green networks into their development proposals in order for this to be recorded as positive.	Final policies have been drafted and their respective assessments have been updated. They are included in Appendix 8.
	Site assessments	There are occasions where the read between the SEA findings and reporting in the bid assessment is not clear or inconsistent. For example, sites B0313, B0401, B0402 and B1101 have no reference to landscape or cultural heritage considerations but these elements were picked up in the bid assessments.	All SEAs have been cross-checked to ensure they are consistent with the updated bid assessments.
		There are some inconsistencies in the treatment of landscape considerations in the bid site assessments.	All bid assessments have been reviewed and any inconsistencies have been amended.
	Proposed mitigation measures	Welcome measures in Section 6.4 of the ER detailing proposed mitigation measures to address plan impacts. Expect the Council will ensure that there is a good read between mitigation (as set out in Table 6.2) and the more specific proposed mitigation measures that are tied to allocation sites.	Specific mitigation measures for allocated sites have been included as part of the Proposed Plan, as appropriate.
		Recommend that it will be important that mitigation measures for site allocations are incorporated into the	Where appropriate, mitigation measures have been included

		Proposed Plan as specific developer requirements.	as specific developer requirements for site allocations.
Monitoring		Table 6.3 is helpful, but to be effective, the proposed remedial actions that could be taken if monitoring reveals problems need to be more attributable and actionable. Recommend that remedial action could include a hierarchy of possible responses, from requiring an immediate response as part of the development management process to short/long term review of guidance.	The table includes both short term actions i.e. review of the supplementary guidance or Aberdeen planning guidance and long term actions i.e. the review of the local development plan. The development management process would form part of a short term response were there to be another material consideration that is substantially different to the LDP or APG. Therefore, in most of the cases, short and long term actions would stem from either the planning guidance or LDP.
Habitats Regulation Assessment (HRA)		Note the HRA will be published alongside the Proposed Plan. Concerned about the potential effect of increases in physical abstraction on the River Dee. Encourage early commencement of the HRA and refer to SNH responses to Aberdeenshire Main Issues Report and the Aberdeen City and Shire Proposed Plan HRA. Consideration should be given to the Ythan Estuary, Sands of Forvie and Meikle Loch Special Protection Area – the proposed marine extension of the	HRA has been included as part of the overall ER. It considers Ythan Estuary, Sands of Forvie and Meikle Loch Special Protection Area. The HRA covers concerns over water abstraction in the River Dee.

		site extends down to Aberdeen, just north of the Dee.	
	Cumulative, synergistic and secondary environmental effects	Unclear from the narrative why it is considered that the infrastructure topic will have a neutral effect on biodiversity.	The scoring has been amended to reflect both positive/negative effects.
Historic Environment Scotland	Policies carried forward from the existing LDP	The new Historic Environment Scotland Policy Statement 2019 together with Scottish Planning Policy should be taken into account during the preparation of the Local Development Plan.	Scottish Planning Policy and Historic Environment Policy for Scotland have been considered in the preparation of the Proposed Plan.
	Relationship with PPS and environmental objectives	Reference should be made to the new Historic Environment Policy for Scotland and Our Place in Time: The Historic Environment Strategy for Scotland.	Noted. PPs has been updated.
	Potential environmental changes without the LDP	Welcome recognition of the opportunity to enhance policies on design and cultural heritage as a result of the plan review.	Noted.
	Alternatives to which SEA was applied	Satisfied with approach taken to the assessment in terms of preferred options and reasonable alternatives of both the Main Issues and spatial strategy.	Noted.
	Framework for assessing	The framework utilised for the assessment is sound however, often effects have been scored as neutral (0)	The framework was adopted from the combined SEA

environmental effects	whereas a scoring of +/- or uncertain would have been more appropriate with the mitigation attempting to resolve the score.	site/checklist recommended by SEA Gateway. Where appropriate we have now included +/- scoring with mitigation.
Environmental objectives and questions	Site assessment questions used within assessment are appropriate. Canmore Database website is out of date. This should now read https://canmore.org.uk/ .	Noted. The web address has been amended.
Proposed mitigation measures	Proposed mitigation suggested for the historic environment in Table 6.2 is high-level in nature and should serve to flow through decision making at all levels. It is beneficial for the successful delivery of mitigation for predicted effects for specific mitigation to be written into the developer requirements for individual sites where effects are predicted. Such sites within the emerging spatial strategy as Woodend Hospital would be a case in point here.	The mitigation measures for historic environment will be undertaken by both the local development plan team, development management and masterplanning, design and conservation teams, thus flowing through various decision levels. Where appropriate, mitigation measures have been included for allocated sites within the Proposed Plan. The nature of the listed buildings part of Woodend Hospital have been included in the OP site description.
Monitoring	Welcome recognition of the need to monitor the impact of development on listed buildings and conservation areas. Little information is provided at this stage on how this monitoring will be carried out.	There will be monitoring of the Historic Environment policies in the plan – looking at how often they have been

		<p>It would be beneficial to consider how the effects of issues such as residential use in the city centre are performing against historic environment objectives and to find a way of capturing this information. We would also note that the Scottish Civic Trust are no longer responsible for the Buildings at Risk Register for Scotland, rather this is now maintained by Historic Environment Scotland. In terms of using the number of buildings 'at risk' as an indicator we would remind you that such figures can be affected by a number of factors outwith the development planning sphere and as such may not be fair reflection of the performance of the plan.</p>	<p>used. There is a Masterplanning, Design and Conservation team who work together with Local Development Plan, Development Management and Building Standards teams. There is a document currently being prepared looking at how to convert upper floors of Union Street to residential uses. Aberdeen City Council is aware that Historic Environment Scotland maintains the Buildings at Risk Register for Scotland. We agree that buildings at risk figures may not be a fair reflection of the Plan's performance however it does provide some indication.</p>
<p>Proposed consultation timeline</p>		<p>Content with the proposed 10-week consultation on the proposed plan and revised environmental report.</p>	<p>Noted.</p>
<p>Appendix 5 – Desirable sites – new housing sites</p>		<p>B0319 – Woodend Hospital: Welcome assessment provided. Assessment notes the site has potential for both negative and positive effects; mitigation should seek to capitalise on the opportunity that these historic environment assets offer in terms of their contribution</p>	<p>Noted. Mitigation now includes sentence noting the opportunity development of the listed building will bring.</p>

		to placemaking.	
		B0601 – 152 Don Street, Old Aberdeen: The potential for positive or negative effects are identified in the comments section yet scored as neutral. A more appropriate scoring would be +/- or uncertain pre-mitigation with a post mitigation score that reflects the deliverability of identified mitigation. Notwithstanding this the mitigation identified is appropriate.	The framework was adopted from the combined SEA site/checklist recommended by SEA Gateway. Where appropriate we have now included +/- scoring with mitigation.
		B0702 – Raeden (eastern part): Agree with the findings and mitigation. Beneficial for this mitigation to be transposed into developer requirements within the plan itself in order to aid delivery.	Noted. Proposed plan includes policy on the historic environment, which any development on site would be required to conform to.
		B0802 – Frederick Street: Welcome recognition of historic environment resource and the potential effects on these. Do not consider the scoring (0) reflects the commentary and should be more appropriately scored +/- or uncertain.	The framework was adopted from the combined SEA site/checklist recommended by SEA Gateway. Where appropriate we have now included +/- scoring with mitigation.
		B0804 – Urquhart Building, City Hospital: Agree with the findings and mitigation. Beneficial for this mitigation to be transposed into developer requirements within the plan itself in order to aid delivery.	Noted. Proposed plan includes a historic environment policy that any development on site would be required to conform to.
		B1101 – Garthdee Road: Assessment should note that the site lies within the Pitfodels Conservation Area and	This site is no longer desirable and does not form

		ensure mitigation is identified.	part of the Proposed Plan.
Appendix 5.2 – Bids: other proposals		City Centre Masterplan Intervention Area 1 – Denburn: Content with assessment. It should note that the site lies wholly within the Union Street conservation area.	This has now been included.
		City Centre Masterplan Intervention Area 2 – Heart of the city: Content with assessment. It should note that the site lies partly within the Union Street conservation area.	This has now been included.
		City Centre Masterplan Intervention Area 3 – Queens Square: Content with assessment. It should note that the site lies wholly within the Union Street conservation area. It is unclear which element of the masterplan is being referred to when the assessment notes ‘proposal includes demolition and redevelopment of an extension to part of a listed building’ and how this has been factored into the assessment.	This has now been included. The listed building being referred to is the Council Town House on Broad Street. The assessment notes the redevelopment of the demolished extension.
		City Centre Masterplan Intervention Area 4 – Union Street West: While the assessment notes that one Category A listed building (presumably the Music Hall) will be refurbished as part of the proposal, effects on the large number of other listed buildings within the masterplan intervention area and the conservation area designation that covers the site are not outlined.	The assessment refers to parts of the site that will be affected by development.
		City Centre Masterplan Intervention Area 5 – Station Gateway: content with the high-level assessment.	Noted.
		City Centre Masterplan Intervention Area 6 –	Noted.

	Castlegate/Castlehill: content with the high-level assessment.	
	City Centre Masterplan Intervention Area 7 – North Dee/Torry Waterfront: content with high-level assessment. Retention and refurbishment of the listed smokehouses is a positive outcome for the historic environment.	Noted.
Appendix 5.3 – Bids: existing opportunity sites submitted as bids	Content with assessment findings in relation to these sites.	Noted.
Appendix 5.4 – Existing opportunity sites rolled forward	OP42: Kennerty Mill – Assessment notes the development could have a positive or negative impact on the category B listed building depending on the proposal. We would therefore have expected the assessment to be scored either uncertain of +/-.	This site has not been carried forward as an opportunity site in the Proposed Plan.
	OP88: Shore Porters Warehouse - Assessment notes the development could have a positive or negative impact on the category B listed building depending on the proposal. We would therefore have expected the assessment to be scored either uncertain of +/-.	The framework was adopted from the combined SEA site/checklist recommended by SEA Gateway. Where appropriate we have now included +/- scoring with mitigation.
	OP96: Upper/Basement Floors, 73-149 Union Street – Various listed buildings here are category C listed, not A as reported in the assessment.	This site is now part of OP96 Castlegate & Castlehill CCMP Intervention Area. Assessment has been

			amended to reflect the comments.
		OP63: Prime Four Phase 5 Expansion – the consumption dyke referred to as category B listed was delisted on 09/08/2016 as part of our dual designation review project. The consumption dyke remains a schedule monument (SM108).	Assessment has been amended to reflect this.
		OP64: Former Ness Tip - assessment here should be updated to consider the potential effects on the scheduled monuments immediately to the south and west of the site. These are Crab's Cairn (SM 4060) and Tullos Cairn (SM 4055).	Assessment has been amended to reflect this.
Appendix 6 – Undesirable sites		B0107 – Mains of Dyce: Bid assessment notes that the Category C listed Mains of Dyce lies adjacent to the site however there is no consideration of this in the environmental assessment. The presence of the listed building should be noted, and the assessment updated with appropriate mitigation identified in the event the site is brought forward.	Assessment has been amended to reflect this.
		B0311 – Prime Four North: Content with significant adverse effect predicted for the historic environment in relation to this proposal.	Noted.
		B0701 – Land adjacent to Cornhill Road: Assessment should note that the site lies within the Rosemount and Westburn Conservation Area and consider appropriate mitigation in the event the site is brought forward.	Assessment has been amended to reflect this.

	<p>B0917: Land east of Inchgarth Mews: Bid assessment notes that the Category C listed Inchgarth House lies directly to the east of the site however there is no consideration of this in the environmental assessment. The presence of the listed building adjacent to the site should be noted as well as the recognition that the site lies within the Pitfodels conservation area. The assessment should therefore be updated, and appropriate mitigation identified in the event the site is brought forward.</p>	Assessment has been amended to reflect this.
	<p>B0944: Inchgarth Road: Bid assessment notes that the site lies within the Pitfodels conservation area. The environmental assessment should therefore be updated, and appropriate mitigation identified in the event the site is brought forward.</p>	Assessment has been amended to reflect this.
Appendix 7 – Possible sites	No comments to offer on the assessment of these sites.	Noted.
Appendix 8 – Main issues	<p>MI1 – Residential use in the city centre: Welcome recognition of the potential effects of this policy on the historic environment. Suggest that work carried out sensitively should be considered mitigation. For example, the effect of conversion of upper floors to residential accommodation is unknown at the policy stage (either uncertain or +/-) with the delivery of sensitive proposals being the mitigation of that effect.</p>	Agreed. This has been considered in the preparation of the final policy included in the Proposed Plan. The SEA has been amended and is included in Appendix 8.
	<p>MI3 – Visitor attractions and facilities: Assessment does not consider that the policy would have any effect on cultural heritage. Tourism can have positive and</p>	Agreed. This has been considered in the preparation of the final policy included in

		<p>negative effects on the historic environment, through increased understanding and appreciation as well as pressure on the fabric of the historic environment resource through increased usage.</p>	<p>the Proposed Plan. The SEA for this policy is included in Appendix 8.</p>
		<p>MI4 – Minimum internal space standards for new residential development: Welcome consideration given to the implications of minimum internal space standards and conversions within the context of the historic environment. Would welcome the flexible approach that has been put forward as mitigation and would be happy to offer comments on policy wording/guidance as it is being developed. Recently released new Managing Change Guidance Note on the Use and Adaptation of Listed Buildings has further advice in this area.</p>	<p>Noted. The issue of minimum internal space standards has been incorporated as part of policy D2 – Design and Amenity. Historic Environment Scotland is a statutory consultee and was consulted as part of the LDP Key Agencies Working Group during the preparation of the Proposed Plan. Consideration will be given to the Guidance Note in the preparation of Aberdeen Planning Guidance on New Residential Developments.</p>
		<p>MI8 – West End office area: Agree with the findings here in terms of the potential positive outcomes for the historic environment through use and adaptation of vacant historic environment assets. Positive effects on the historic environment will be dependent on the successful delivery of the mitigation.</p>	<p>Noted.</p>
	<p>Appendix 9 – Policies</p>	<p>DX: Windows and doors – Agree that this policy is likely to have a significant positive effect on the historic environment. We would understand that the policy</p>	<p>Historic Environment Scotland is a statutory consultee and was consulted</p>

		wording will be finalised for the proposed plan and would be happy to offer comment on this as it is being prepared.	as part of the LDP Key Agencies Working Group during the preparation of the Proposed Plan.
		BX: The West End – Agree that the policy has the potential to bring positive outcomes for the historic environment. Emphasis on the protection of the conservation area is welcomed.	Noted.
	Appendix 10 – Cumulative, synergistic and secondary environmental effects	Content with the summary assessment provided in this section as it relates to the historic environment.	Noted.
Scottish Environment Protection Agency	General comments	The Interim ER provides a good summary of the Strategic Environmental Assessment (SEA) process to date in identifying all the potential effects that the Aberdeen Local Development Plan may have on the environment.	Noted.
	Introduction	Note that the Interim Environmental Report provides an assessment of preferred and alternative policy and site options, and that most policies and land allocations in the 2017 LDP will be carried forward.	Noted.
	4. Description of PPS – content of	Separate comments have been provided on the LDP Main Issues Report.	These have been received and assessed.

LDP main issues report	B01/06, B01/11 Former Cordyce School: Text in Interim Environmental Report (page 283) does not correctly identify that a part of the identified site is at risk of fluvial flooding, that no details have been provided of where development would occur at this stage, that a FRA will be required and no development in the floodplain with an appropriate buffer strip to the watercourse.	Assessment for these sites have been amended.
	B03/19 Woodend Hospital: Text in Interim Environmental Report (page 203) does not correctly identify potential to upgrade waterbody status of North Burn of Rubislaw/Den Burn, risk of flooding to site and requirement for FRA and no development in the floodplain with an appropriate buffer strip to the watercourse.	Assessment for this site has been amended.
	B02/08 WTR Site Dubford: Text in Interim Environmental Report (page 172) appears to be missing section on flood risk.	Section on flood risk has now been included.
	B02/25 Balgownie Area 4: Text in Interim Environmental Report (page 188) appears to be missing section on flood risk.	Section on flood risk has now been included.
	001 Former Bucksburn Primary School: Text in Interim Environmental Report (page 316) does not identify requirement for FRA.	Requirement for FRA has now been included in the mitigation column.
	B06/01 152 Don Street: Text in Interim Environmental Report (page 233) does not correctly identify fluvial	Noted. This has been referenced in the site

	<p>flood risk and requirements for FRA.</p> <p>B03/13 Summerfield House: Potential surface water flood risk – this is a matter for Aberdeen City Council in consultation with relevant internal specialists in the Flood Prevention Unit. Surface water management measures to be considered in detail to ensure no increased risk downhill of the site.</p> <p>B04/02 Former Factory, Granitehill Road: Potential surface water flood risk – this is a matter for Aberdeen City Council in consultation with relevant internal specialists in the Flood Prevention Unit. Surface water management measures to be considered.</p>	<p>assessment.</p> <p>Noted.</p> <p>Noted. This has been referenced in the assessment.</p>
5. Plan, programme or strategy context	<p>The following PPS should be identified in Appendix 5.1 and included in the SEA.</p> <ul style="list-style-type: none"> • The Water Environment (Controlled Activities) (Scotland) Regulations 2011, as amended • Scottish Climate Change Adaptation Programme (SCCAP) Progress Report 2018 • Climate Change Plan: third report on proposals and policies 2018-2032 (RPP3) • The Heat Policy Statement: Towards Decarbonising Heat: Maximising the Opportunities for Scotland • Scottish Energy Strategy 2017 • New Climate Change Bill • Getting the best from our land: A Land Use Strategy for Scotland 2016 – 2021 	<p>The PPS have been included.</p>
	<p>It would be helpful if ER could identify key</p>	<p>If and when key water</p>

		<p>infrastructure projects for water – including surface water (pluvial), flooding (fluvial), regional SUDS, waste water and drinking water. The ER should also identify key transport infrastructure projects – including any associated with the new harbour and football stadium and key waste infrastructure projects – including the new energy from waste plant.</p>	<p>infrastructure projects come forward during the lifetime of the Plan, these will be assessed through the appropriate process. The ER includes opportunity sites that have been carried forward from the 2017 Local Development Plan and new sites, of which these include the harbour, football stadium and the energy from waste plant. These have all been assessed.</p>
	<p>6. Assessment, mitigation and monitoring</p>	<p>To provide coverage of the issues the question Climate Change Mitigation: Does the development promote the use of renewable energy and the efficient use of energy and water? Should include an assessment as to whether the development promotes the efficient use of water (as well as energy).</p>	<p>Efficient use of water is covered under the first objective for water: ‘promote sustainable use of water and mitigate the effects of floods and droughts’ and the subsequent question ‘does the development increase the area vulnerable to the effects of changes in climate including increased rainfall and extreme weather events?’. In addition, policy R7 Low and Zero Carbon Buildings and Water Efficiency requires all new development to install water-</p>

			<p>saving technologies. This has been included as a mitigation where appropriate for all assessments.</p>
		<p>We note that it is proposed to apply the policy requirement for all new developments to install water saving technologies to help minimise abstraction from the River Dee in the next LDP.</p>	<p>Noted.</p>
		<p>Further work should be done with Scottish Water to understand their infrastructure proposals over the period of the plan to provide drinking water supplies to existing and new development.</p>	<p>Scottish Water is a statutory consultee and have been involved as part of the LDP Working Group during the preparation of the LDP.</p>
		<p>Further monitoring should be done of new development to understand whether water saving technologies have been successfully implemented resulting in a reduction in water demand.</p>	<p>The LDP will monitor policy usage during the course of the Plan period. As part of the development management process, conditions may be included to ensure the successful implementation of water saving technologies. This can also be captured by the Flooding Team.</p>
		<p>Monitoring should be done of new development to understand whether low and zero carbon generating technologies have been successfully implemented resulting in a reduction in carbon dioxide emissions.</p>	<p>The LDP will monitor policy usage during the course of the Plan period. As part of the development management process, conditions may be</p>

			included to ensure the successful implementation of low and zero carbon generating technologies. This can also be captured as part of the continual development process through Building Standards procedures.
		Table 6.5 Monitoring: We suggest that the column identifying who is responsible for undertaking the monitoring is reviewed and updated and ideally only one lead party is identified as responsible with possibly other parties identified as interested/in supporting roles.	Table has been updated and where appropriate includes several parties as they are responsible for different actions which would result in the mitigations being met.
		Biodiversity: Impact on the qualifying features of the River Dee SAC - we suggest that updated information on water abstraction from the River Dee should be obtained direct from Scottish Water and reviewed, along with SEPA and SNH.	For the purpose of the report, the most upto date information has been used. Concerns over water abstraction have been dealt with in the HRA.
		We would welcome the opportunity to be involved in the Open Space Strategy and Greenspace Network review.	Noted. The Open Space Strategy will be subject to consultation, of which you will be informed at the appropriate time by colleagues in the Environmental Policy team.

Appendix 3 Links to other PPS & Environmental Protection Objectives

Name of PPS / Environmental protection objective	Main Requirements of the PPS	Implications of the PPS for Local Development Plan
INTERNATIONAL		
Nature Conservation		
The Habitats Directive 92/43/EEC	Protects habitats and species. Gives basis to classify SACs and SPAs.	Strategies should ensure the protection of all wild, rare and vulnerable birds, their nests, eggs and habitats.
The Birds Directive 2009/147/EC	Protection of wild birds and their habitats.	
European Biodiversity Framework	Promotes the conservation and sustainable use of biological diversity.	The LDP should support the conservation and sustainable use of biological diversity.
Water		
Water Framework Directive 2000/60/EC	Safeguard the sustainable use of surface water; transitional waters, coastal waters and groundwater. Supports the status of aquatic ecosystems and environments; Addresses groundwater pollution; flooding and droughts; river basin management planning.	The Local Development Plan should consider sustainable use of water and mitigate the effects of floods and droughts.
The Nitrates Directive 91/43/EEC	Reduce water pollution caused or induced by nitrates from agricultural sources; and preventing further such pollution.	The spatial strategy should not increase water pollution caused or induced by nitrates from point source/ pollution sources.
Waste		
The Landfill Directive 99/31/EC	Sets a framework for waste management and sets out demanding targets to reduce the amount of biodegradable municipal landfilled up to 2020.	The Plan should reflect the needs of the Landfill Directive, including the infrastructure required to meet the municipal biodegradable waste targets to 2020.

The Waste Framework Directive 2006/12/EC	Requires the planning system to: <ul style="list-style-type: none"> • Provide policies and sites for waste disposal. • Recover or dispose of waste without endangering human health and without processes or methods which could harm the environment. • Liaison between planning authorities and SEPA. Provide the right infrastructure for the new thematic strategy on the prevention and recycling of waste.	The Plan should identify suitable locations for large-scale waste management facilities to meet the Directive (and Landfill Directive and Area Waste Plan) whilst safeguarding the natural and built environment including designated areas, green belts, open countryside and the coast.
Taking Sustainable Use of Resources Forward: A Thematic Strategy on the Prevention and Recycling of Waste (2005)	Describes the ways in which waste management can be improved; limiting the production of waste and promoting the recycling, reuse and recovery of waste.	Sets a context for national policy and legislation on greenhouse gas emission reductions (see below) which the LDP will be required to help meet.
Climate Change		
UN Framework Convention on Climate Change	International environmental treaty which provides a framework for future binding limits on greenhouse gas emissions. Sets an overall framework for intergovernmental efforts to tackle the challenge posed by climate change. It recognizes that the climate system is a shared resource whose stability can be affected by industrial and other emissions of carbon dioxide and other greenhouse gases.	Sets a context for national policy and legislation on greenhouse gas emission reductions (see below) which the LDP will be required to help meet.
The Second European Climate Change Programme	Will be exploring further cost-effective options for reducing greenhouse gas emissions through a series of Working Groups	Sets a context for national policy on legislation and policy measures to help the EU meet its emissions targets under the 1997 Kyoto protocol, which the LDP will be required to help meet.
NATIONAL		
Overarching Planning Policy		
Planning (Scotland) Act 2019	Provides the legal basis for planning. Parts of this new act are being enacted on a transitional basis.	The Local Development Plan will abide by the parts of the Act that have been enacted.
National Planning Framework for Scotland 3 (2014)	The Framework promotes sustainable growth and development, and the vision for Scotland is to be:	The Plan should take account of the spatial and environmental issues set out in the NPF,

	<ul style="list-style-type: none"> • a successful, sustainable place • a low carbon place • a natural, resilient place • a connected place 	<p>such as:</p> <ul style="list-style-type: none"> • promoting the concepts of sustainable development, community regeneration, transportation infrastructure, and other environmental issues; & • ensuring land required to meet the city region's needs (e.g. infrastructure and affordable housing) is delivered.
Scottish Planning Policy (2014)	Identifies the Scottish Government's central purpose at sustainable economic growth. SPP sets out the main purpose and tasks of the planning system and national policies across all policy sectors.	LDP policies on topic areas must accord with the national policies set out by SPP.
Cross-Sectoral		
Transport (Scotland) Act 2019	Provides the legal basis for Scottish Ministers to establish a national transport strategy for Scotland.	The LDP should include measures to integrate with the National Transport Strategy.
National Transport Strategy 2 (2020)	Sets out a long- term vision for transport. Advocates vision for Scotland's transport system that creates great places – a sustainable, inclusive and accessible transport system which promotes prosperity, health and fairness for all of its citizens.	The LDP should seek to integrate with the aims of strategies. It should push for a sustainable, inclusive and accessible transport system that benefits Aberdeen's local population.
Strategic Transport Projects Review (2009)	Sets out recommendations for land-based strategic transport interventions in Scotland's national transport network from 2012.	Although the LDP is not tasked with delivering the interventions set out in this document, it should however have regard to the strategic aims it has for the future of Scotland's transport system.
The Government Economic Strategy (2007)	Identifies strategic priorities critical to achieving sustainable economic growth.	LDP should support sustainable economic growth whilst meeting the differing needs of a

		diverse population.
Choosing Our Future: Scotland's Sustainable Development Strategy (2005)	It highlights the need to build a sustainable future taking account of public well-being (e.g. quality of life, food, economic opportunities), travel, natural resources and waste.	It should aim to conserve Scotland's biodiversity whilst reducing resource depletion and encouraging responsible use of our natural resources. Consider objectives (and policies) that will lead to sustainable communities.
Natural Resource Productivity (2009)	Sets out a vision for the future direction of agriculture in Scotland in a way which is sustainable but delivers the maximum economic and public benefit.	SDP should consider the impact on Scottish agriculture when considering its strategy or development proposals.
Getting the Best from our Land: A Land Use Strategy for Scotland 2016-2021	Sets out priorities for delivery of new and refreshed areas of policy such as land rights and responsibilities statement. This includes consideration of land ownership, use and management. Recognises the need for change particularly as climate change issues become more pressing.	LDP should support the best use for land and should support adaptation of land management practices as climate change issues continue.
Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005)	Sets out the delivery plan for achieving significant investment in transport, education, health, water, waste management, sports, business, flood prevention and regeneration programmes in Scotland.	LDP should support investment that would boost sustainable economic growth, and regeneration programmes that will help achieve sustainable communities.
Air and Climate Change		
Environment Act 1995	Provides the legal basis for the local air quality management (LAQM) regime, secondary legislation and the UK Air Quality Strategy.	The Local Development Plan should include measures to improve local air quality.
Climate Change (Emissions Reduction Targets) (Scotland) Act 2019	Introduces the public body duty to contribute towards Scotland's climate change targets and the adaptation framework. Sets a target for the year 2045, an interim	The Local Development Plan must contribute to meeting national climate change targets.

	target for the years 2020, 2013 and 2040 and provides annual targets, for the reduction of greenhouse gas emissions. It discusses mitigation of and adaptation to climate change, energy efficiency, including provision enabling council tax discounts, reduction and recycling of waste. It aims to reduce Scotland's greenhouse gas emissions by at 100% by 2045, with at least 75% reduced by 2030.	
Climate Change Plan: Third Report on Proposals and Policies 2018-2032 (RPP3)	Sets out the path to a low carbon economy while helping to deliver sustainable economic growth and secure the wider benefits to a greener, fairer and healthier Scotland in 2032.	The LDP should include measures to encourage a low carbon economy.
Scottish Climate Change Delivery Plan (2009)	Sets out high level measures required to meet Scotland's statutory climate change targets to 2020.	LDP should include measures to contribute to the reduction of greenhouse gases considering methods of adaptation, diversification and mitigation.
Scottish Energy Strategy 2017	Scotland's first energy strategy that sets out the Scottish Government's vision for the future energy system in Scotland. The 2050 vision for energy is Scotland is 'a flourishing, competitive local and national energy sector, delivering secure, affordable, clean energy for Scotland's households, communities and businesses.'	LDP should include measures encouraging new development to incorporate clean energy.
The Heat Policy Statement: Towards Decarbonising Heat: Maximising the Opportunities for Scotland	Sets out future policy direction for addressing the three key aspects of the heat system: <ul style="list-style-type: none"> • how we use it (heat demand and its reduction) • how we distribute and store it (heat networks and heat storage) • where our heat comes from (heat generation) 	The LDP should include measures encouraging developments to make use any existing heat networks and to also think about reducing heat demand.

<p>UK Air Quality Strategy (2011)</p> <p>SEPA's National Air Quality Report (2008)</p>	<p>Seeks to “render polluting emissions harmless”. Sets objectives for protecting human health to be included in regulations for the purposes of Local Air Quality Management relating to concentrations of, amongst others, carbon monoxide, lead, nitrogen dioxide, ozone and particulates.</p> <p>SEPA's report provides information on emission levels of key pollutants and ambient air quality monitoring data.</p>	<p>The Local Development Plan should improve local air quality.</p>
<p>Cleaner Air for Scotland – The Road to a Healthier Future (2015)</p>	<p>The national cross-government strategy that sets out how the Scottish Government and its partner organisations propose to reduce air pollution further to protect human health and fulfil Scotland's legal responsibilities.</p>	<p>The LDP should include measures to reduce air pollution.</p>
<p>A Low Carbon Economic Strategy for Scotland (2010)</p>	<p>Sets out the Scottish Government's plans to move towards a low carbon economy in Scotland.</p>	<p>The SDP must contribute to the promotion of development which helps to reduce Scotland's carbon footprint and help meet carbon saving targets for Scotland.</p>
<p>Planning Advice Note 84 Reducing Carbon Emissions in New Development (2008)</p>	<p>Provides information on low and zero carbon development through the use of energy efficient and renewable energy systems.</p>	<p>LDP should include measures encouraging new development to incorporate low carbon and renewable sources of energy.</p>
<p>Heritage, Design and Regeneration</p>		
<p>The Planning (Listed Buildings and Conservation Areas) Act 1997</p>	<p>Prescribes the approach to be taken in planning for listed buildings, conservation areas and designed landscapes and gardens.</p>	<p>The Plan should ensure that listed buildings, conservation areas and designed landscapes and gardens are not adversely affected by</p>

		new development.
Historic Environment Policy for Scotland (2019)	<p>A policy statement for decision making for the whole of the historic environment – both at national and local level, from funding decisions to applications to wind farms. Contains six policies on managing the historic environment:</p> <ul style="list-style-type: none"> • Decisions should be informed by an inclusive understanding of the historic environment’s breadth and cultural significance; • Decisions should ensure that the historic environment’s understanding, enjoyment and benefits are secured; • Plans, programmes, policies and strategies and the allocation of resources should protect and promote the historic environment; • Detrimental impacts should be avoided and where appropriate, opportunities for enhancement should be sought; • Decisions should contribute to the sustainable development of communities and places; and • Decisions should demonstrate how everyone has had the opportunity to enjoy the historic environment. 	<p>The plan should promote the management of the historic environment in a sustainable way which avoids adverse impacts as a result of new development.</p> <p>The Plan should take account of the six policies in the HEPS by managing the historic environment in a sustainable way.</p>
Our Place in Time: The Historic Environment Strategy for Scotland (2014)	Sets out a 10-year vision for Scotland’s historic environment.	The LDP should take account of the Strategy’s vision for the historic environment.
<p>Creating Places: A Policy Statement on Architecture and Place for Scotland (2013)</p> <p>Designing Streets: A Policy</p>	<p>Development plans should:</p> <ul style="list-style-type: none"> • set out the council’s distinctive vision for how its area will develop. It should summarise its appraisals of the most important features of the area’s character and identity. 	<p>The plan should set out concisely the local authorities’ priorities in relation to creating successful places and vibrant communities. The LDP should include measures encouraging high quality design at all times.</p>

Statement for Scotland (2010)	<ul style="list-style-type: none"> • have effective design policies, and urban design frameworks, development briefs and master plans to provide planning and design guidance; and • explain how the plan's priorities are distinctly different from those of other places, and not just say that the council is committed to good design, or that development should respect its context. 	
People and Place: Regeneration Policy Statement (2006)	Sets out a forward looking strategic framework and priorities for regeneration in Scotland encouraging proactive and integrated approaches.	The plan should take account of changing regeneration priorities and provide support where possible.
Green Infrastructure, Design and Placemaking (2011)	Provides practical tips on incorporating green infrastructure in masterplans to help achieve successful places.	The plan should promote the use of green infrastructure in development.
Landscape and Soil		
The Scottish Soil Framework (2009)	Promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland. Protection of soil as an asset- for the future of the Scottish economy as well as a contributor to challenges of climate change.	The LDP should promote the sustainable management of soils.
Getting the Best from our Land: A Land Use Strategy for Scotland 2016 – 2021	Long term vision and objectives relating to the economy, environment and communities, and the principles for sustainable land use, to guide policy and decision making. Where land is highly suitable for a primary use (for example food production, flood management, water catchment management and carbon storage) this value should be recognised in decision making.	The LDP should promote sustainable land use and acknowledge land that is highly suitable for specific uses.

<p>Scottish Landscape Forum: Scotland's Living landscapes (2007)</p> <p>Scotland's Living Landscapes: Places for People (2007)</p>	<p>The Scottish Landscape Forum has published a report entitled <i>Scotland's Living Landscapes – places for people</i>. It considers how to promote good management of all landscapes, to secure benefits for all. It provides seven key recommendations to the Scottish Government and other public bodies as first steps to delivering better care for Scottish landscapes. This includes preparing a European Landscape Convention action plan.</p>	<p>Consider how the Plan can maintain and restore natural habitats to ensure biodiversity and landscapes</p>
<p>Homes, Population and Health</p>		
<p>Homes Fit for the 21st Century: The Scottish Government's Strategy and Action Plan for Housing in the Next Decade (Scottish Housing Strategy)</p>	<p>Key aims: to increase the effective supply of housing across all tenures and to increase flexibility and choice within the system, and improve homes and neighbourhoods.</p>	<p>LDP must support Scotland's Housing Strategy and the Aberdeen Draft Local Housing Strategy by ensuring there is enough land for housing.</p>
<p>All Our Futures: Planning for a Scotland with an Ageing Population (2007)</p>	<p>Provides a strategic approach which considers how best to respond to and plan for a Scotland with an ageing population.</p>	<p>The LDP should consider the housing and other needs of an ageing population.</p>
<p>Reaching Higher- Building on the Success of Sport 21 (2007)</p>	<p>This is the national strategy for sport in Scotland and sets out the long-term aims and objectives for sport until 2020 and plans for its delivery and evaluation.</p> <p>It has been produced following a scheduled review of <i>Sport 21: 2003-2007</i>. The strategy maintains a vision of Scotland as:</p> <ul style="list-style-type: none"> a country achieving and sustaining world class performances in sport; a country where sport is more widely available to all; and a country where sporting talent is recognised and 	<p>The Plan should contribute to implementing the strategy.</p>

	nurtured.	
Let's Make Scotland More Active: A Strategy for Physical Activity (2003)	Aims to increase and maintain the proportion of physically active people in Scotland setting out targets to 2022.	The LDP should promote physical activities.
Let's Get Scotland Walking – The National Strategy	Sets out a vision where everyone benefits from walking as part of their everyday journeys, and everyone has access to welcoming and safe environments to walk in.	The LDP should promote walking as part of everyday journeys.
Cycling Action Plan for Scotland 2017-2020	The first Cycling Action Plan for Scotland was published in 2010 and then refreshed in 2013. The purpose of the third iteration is to gauge progress since 2010, and develop a robust set of actions that will help achieve the shared vision of “10% of everyday journeys to be made by bike, by 2020”.	The LDP should promote cycling as part of everyday journeys, and should encourage developments to incorporate cycling parking facilities.
A Long-Term Vision for Active Travel in Scotland 2030	Aims to encourage more people to walk and cycle for everyday shorter journeys.	The LDP should promote walking and cycling for everyday shorter journeys.
Equalities Act 2010	Sets out a framework which prevents individuals from unfair treatment and promotes a more equal society.	The LDP should build the needs of people with protected characteristics into its strategic actions.
Disability Discrimination Acts 1995 & 2005	Ensures that discrimination law covers all the activities of the public sector; and requires public bodies to promote equality of opportunity for disabled people. Aims to end the discrimination that many disabled people face and gives disabled people rights in the areas of employment, education, access to goods, facilities and services and buying or renting land or property.	The Local Development Plan should build the needs of disabled persons into its strategic actions.

Community Empowerment Act 2015	Provides a framework to increase community empowerment and engagement. Targets regeneration and community participation. Requires local authorities to produce a Food Growing Strategy.	The Plan should promote community empowerment and engagement, and support any subsequent Food Growing Strategy produced by the local authority.
Nature Conservation		
Wildlife and Countryside Act 1981 (as amended)	Gives protection to listed species from disturbance, injury intentional destruction or sale.	The Local Development Plan should protect wildlife from disturbance, injury and intentional destruction.
The Nature Conservation (Scotland) Act 2004	Sets out a series of measures, which are designed to conserve biodiversity and to protect and enhance the biological and geological natural heritage of Scotland. Places a general duty on all public bodies to further the conservation of biodiversity.	The Local Development Plan should promote and protect biodiversity.
<p>Scotland's Biodiversity Strategy- It's in Your Hands (2004)</p> <p>2020 Challenge for Scotland's Biodiversity - A Strategy for the conservation and enhancement of biodiversity in Scotland (2013)</p>	<p>Is a 25 year strategy, which sets out a vision for the future health of Scotland's biodiversity to 2030. It highlights the need to:</p> <ul style="list-style-type: none"> • look at the bigger picture: reconnecting and extending habitats and reducing barriers; • think in terms of landscapes and ecosystems (not just in terms of species and habitats), which it says can be better delivered through strategic planning; and • encourage more engagement with people in biodiversity conservation. <p>The 2020 Challenge document shows how Scottish Government, its public agencies, Scottish businesses and others can contribute to the European Biodiversity Strategy's aim as well as supporting sustainable</p>	<p>The Plan's strategy needs to:</p> <ul style="list-style-type: none"> • ensure the protection and conservation of biodiversity; • to assist in reversing the decline of important species and habitats; and • to maximise habitat linkage in both urban and rural areas and minimise further fragmentation.

	economic growth. Both documents comprise the Scottish Biodiversity Strategy.	
The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)	<p>These Regulations implement the Habitats and Wild Birds Directives. The Regulations provide for the:</p> <ul style="list-style-type: none"> • designation and protection of 'European sites' (e.g. SACs); • protection of 'European protected species' from deliberate harm; and • adaptation of planning and other controls for the protection of European sites. <p>The Habitats Regulations only apply as far as the limit of territorial waters (12 nautical miles from baseline).</p>	The Plan should not adversely affect habitats and species protected under the Wild Birds and Habitats Directives.
The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007	<p>The amended Regulations:</p> <ul style="list-style-type: none"> • simplifies the species protection regime to better reflect the Habitats Directive; • provides a clear legal basis for surveillance and monitoring of European protected species (EPS); • toughens the regime on trading EPS that are not native to the UK <p>ensures that the requirement to carry out appropriate assessments on water abstraction consents and land use plans is explicit.</p>	An appropriate assessment will be required where the plan is likely to have a significant effect on a European site.
Making the Links: Greenspace for a More Successful and Sustainable Scotland' (2009)	Sets out the key actions that are needed to ensure that greenspace delivers for people, communities and places across the whole of urban Scotland.	The SDP should take account of the actions required to deliver quality greenspace to shape better places and increase quality of life for those working and living in the SDP area.
Water		
Water Environment (Controlled	Implements the obligations of section 20 of the	The LDP should aim to reduce impacts on

<p>Activities) (Scotland) Regulations 2011 (as amended) and The Water Environment (Miscellaneous) (Scotland) Regulations 2017.</p>	<p>Water Environment and Water Services (Scotland) Act 2003 (WEWS Act), and the requirements of the Water Framework Directive (2000/60/EC). Applies regulatory controls over activities which may affect Scotland's water environment including rivers, lochs, transitional waters, coastal waters, groundwater and groundwater dependent wetlands.</p> <p>Sets out the framework for protecting the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment.</p>	<p>the water environment from severe weather events and should promote reduction of pollution to watercourses. It should also address challenges to flooding and drought.</p>
<p>Water Environment and Water Services (Scotland) Act 2003</p>	<p>Ensures that all human activity that can have a harmful impact on water is controlled.</p>	<p>The plan should not promote development that would have adverse impacts on the water environment, and lead to the authorities failing to ensure water bodies achieve good ecological status, as required in the Water Framework Directive by 2015.</p>
<p>Water Environment (Controlled Activities) (Scotland) Regulations 2005</p>	<p>Implements the obligations of section 20 of the Water Environment and Water Services (Scotland) Act 2003 (WEWS Act), and the requirements of the Water Framework Directive (2000/60/EC). Sets out the framework for protecting the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment.</p>	<p>Same as above.</p>
<p>Flood Risk Management (Scotland) Act 2009</p>	<p>Creates a framework in which organisations involved in flood risk management can co-ordinate actions to deliver sustainable and modern approaches to flood risk management.</p>	<p>The LDP should not create flood risks (from the sea or rivers) and should actively promote sustainable flood risk management.</p>

River Basin Management Plan for Scotland 2015-2027 (2015)	Details the strategy and requirements for River Basin Management Planning in Scotland.	The LDP should not conflict with River Basin Management Plans for the area (River Dee).
Scottish Water Strategic Asset and Capacity Development Plan (2012)	Provides a description of Scottish Waters processes and systems for calculating capacity available, at waste/ water treatment works in Scotland.	The Local Development Plan should take into account existing infrastructure and provide for new infrastructure if required.
SEPA Groundwater Protection Policy for Scotland: Environmental Policy 19	To protect groundwater quality by minimising the risks posed by point and diffuse sources of pollution, and to maintain the groundwater resource by influencing the design of abstractions and developments, which could affect groundwater quantity.	The spatial strategy should not adversely affect ground water supplies, principally from water abstraction and point source pollution.
Action Programme for Nitrate Vulnerable Zones (Scotland) Regulations 2008 (as amended)	Areas where the concentrations of nitrate in water exceed, or are likely to exceed, the levels set in the Directive are designated as Nitrate Vulnerable Zones (NVZs) and mandatory rules, set out in Action Programmes, must be enforced to reduce nitrate loss from agricultural land and to protect human health and resources from water pollution. The Action Programme was produced to meet Scotland's legal and environmental obligations for Nitrate Vulnerable Zones. The regulations set out what is required from farmers to comply with NVZ rules.	The spatial strategy should not result in water pollution from exceedances in nitrate.
Waste		
Scotland's Zero Waste Plan (2010)	The plan outlines Scotland's key objectives in relation to waste prevention, recycling and reducing the amount of waste sent to landfill on the journey to a zero waste Scotland. The plan proposes targets for Scotland's waste	The LDP should have regard to the Scottish Government's targets for 70% of all waste to be recycled by 2025. The Scottish Gov also intends to establish sector specific programmes of work to deliver

		the Zero Waste Plan.
SEPA Guidelines for Thermal Treatment of Municipal Waste	Sets out SEPA's approach to permitting thermal treatment of waste facilities and her role as a statutory consultee of the land use planning system.	The Plan must have regard to and apply SEPA guidelines when it comes to thermal treatment of waste facilities.
The landfill Directive 99/31/EC The Waste Framework Directive 2008/98/EC Taking sustainable use of resources forward: A thematic Strategy on the prevention and Recycling of Waste (2005)	The plan outlines Scotland's key objectives in relation to waste prevention, recycling and reducing the amount of waste sent to landfill on the journey to a Zero Waste Scotland. Provides a vision for Scotland where all waste is seen as a resource; Waste is minimised; valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated	The LDP should promote waste reduction and recycling.
Marine and Coastal		
Scottish Executive Marine & Coastal Strategy (2005)	<ul style="list-style-type: none"> • To enhance and conserve the overall quality of the coasts and seas, their natural processes and their biodiversity. • To integrate environment and biodiversity considerations into the management of marine activities. • To promote wider public awareness, on the value of the marine and coastal environments and the pressures on them. • To identify means of working with natural processes to protect against coastal flooding and to maintain inter-tidal and coastal habitats of importance for biodiversity. 	Promote objectives that promote clean, safe, healthy and productive coastal and water environments.
Marine (Scotland) Act 2010	Expresses outcomes for the UK marine area and underpins the development of the joint Marine Policy Statement (MPS) guides development of national and	Although the LDP is not tasked directly with delivering Marine Plans or the High Level Marine Objectives, the LDP should support

	development.	
Planning and Waste Management Advice 2015	<p>Complements NPF3, SPP and Scotland's Zero Waste Plan. Ensures that development plans consider all forms of waste from all types of development, as well as waste management infrastructure.</p> <p>Ensures that development plans reflect the land use requirements for the delivery of an integrated network of waste management facilities.</p> <p>Provides a basis for more informed consideration of development proposals for waste management facilities.</p> <p>Provides developers seeking planning permission for waste management facilities with advice on the issues taken into consideration when determining applications.</p>	The Local Development Plan should consider waste management from the inception process. It should promote integrated waste management.
PAN 65: Planning and Open Space	<p>Raises the profile of open space as a planning issue. Provides advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces.</p> <p>Sets out how local authorities can prepare open space strategies and gives examples of good practice in providing, managing and maintaining open spaces.</p>	The Local Development Plan should promote conservation and environment protection.
PAN 75 Transport and Planning	<p>Provides good practice guidance which planning authorities, developers and others should carry out in their policy development, proposal assessment and project delivery.</p> <p>Creates greater awareness of how linkages between planning and transport can be managed.</p> <p>Highlights the roles of different bodies and professions in the process and points to other sources of</p>	The Local Development Plan should promote the use of existing transportation networks and develop new cycling and walking alternatives.

	information.	
PAN 76 New Residential Streets.	<p>Aims at creating attractive, safe residential environments, which reflect the needs of people, rather than cars.</p> <p>Requires that street design should reflect local character, be appropriate to the built form and linked to surrounding areas by direct pedestrian, cycle and car routes; that the character of the street should be determined by space requirements of people and vehicles, street furniture should fit with its surroundings and streets should use high quality materials, be well maintained and may employ signage to reinforce its sense of place; and that streets should provide easy movement within and beyond the site, street design itself should be used to limit traffic speed and home zones, prioritising pedestrian and cycle needs over car users, should be considered for residential streets.</p>	The Local Development Plan should safeguard safe and high standard design of streets.
PAN 77 Designing safer places	<p>Highlights the positive role that planning can play in helping to create attractive, well-managed environments which help to discourage antisocial and criminal behaviour.</p> <p>Aims to ensure that new development can be located and designed in a way that deters such behaviour as poorly designed surroundings can create feelings of hostility, anonymity and alienation and can have significant social, economic and environmental costs.</p>	The Local Development Plan should safeguard safety.
PAN 78 Inclusive Design	Seeks to deliver high standards of design in development and redevelopment projects; and widens the user group that an environment is designed for.	The Local Development Plan should promote high standard of design.

	Makes it a legal requirement to consider the needs of disabled people under the terms of Disability Discrimination legislation.	
REGIONAL		
Overarching Planning Policy		
Aberdeen City and Shire Strategic Development Plan 2020	<p>Creates a long-term sustainable framework of settlements in a hierarchy, which focuses major development on the main settlements in the North East.</p> <p>Sets the strategic context for Aberdeen City Local Development Plan which in turn sets the framework for land use development.</p>	The Local Development Plan should support the vision and spatial strategy of the Strategic Development Plan, and should support its objectives of economic growth, population growth, high quality environment, sustainable mixed communities and accessibility.
Cross-Sectoral		
Regional Economic Strategy – Securing the Future of the North East Economy 2015	Sets the context for economic prosperity in the North East. The four key strands are investment in infrastructure innovation, inclusive economic growth and internationalisation.	The Local Development Plan should support sustainable economic growth.
The Economic Action Plan for Aberdeen City and Shire to 2025	Sets out objectives identifying actions to be undertaken towards the longer term economic ambitions for Aberdeen City and Shire.	The LDP should support sustainable economic growth.
Nestrans Regional Transport Strategy (RTS) Refresh 2013	<p>Sets the long-term framework to improve the transport network in the North East. The objectives are:</p> <ul style="list-style-type: none"> • To enhance and exploit the north east's competitive economic advantages, and reduce the impacts of peripherality; • To enhance choice, accessibility and safety of transport for all in the north east, particularly for disadvantaged and vulnerable members of society 	The Plan should contribute to meeting objectives set out in the RTS.

	<p>and those living in areas where transport options are limited;</p> <ul style="list-style-type: none"> • To conserve and enhance the north east's natural and built environment and heritage and reduce the effects of transport on climate, noise and air quality; • To support transport integration and a strong, vibrant and dynamic city centre and town centres across the north east; 	
Building on our Strengths 2013-2020: Aberdeen and Aberdeenshire Tourism Strategy	The vision is to make Aberdeen City and Shire a sustainable destination of choice, with skilled and passionate people delivering value for money and memorable customer experiences, by the region's outstanding assets. The Strategy notes the need to improve and expand accommodation provision, improve access to IT infrastructure, develop leadership and management skills, improve the customer journey, reduce seasonality and ensure the area is accessible.	The LDP should support the tourism strategy.
Nature Conservation		
North East of Scotland Local Biodiversity Action Plan 2014-2017	Ensures the protection and enhancement of the biodiversity in the north east through the development of effective, local, working partnerships; Ensure that national targets for species and habitats, as specified in the UK Action Plan, are translated into effective local action.	The Local Development Plan should promote and protect biodiversity.
Forestry and Woodlands Strategy 2017	The Strategy provides a framework for woodland development and management, and aims to: <ul style="list-style-type: none"> • Promote trees and woodlands as a means to aid Scotland in mitigating and adapting to climate change; 	Although the Plan does not need to conform to the Strategy, as it is a management tool, the Plan can ensure that new development does not conflict with forest and woodland priorities (e.g. sustaining ancient woodlands,

	<ul style="list-style-type: none"> • Promote and support the forest industry; • provide opportunities for recreation and tourism; and • protect and enhance biodiversity and the environment. <p>This means encouraging multi-benefit forestry in new planting and through re-structuring, balancing forestry against other land uses, protecting sensitive areas and identifying priority areas for expansion of a variety of forest and woodland types.</p>	enhancing popular recreation areas, and linking wildlife corridors).
River Dee Catchment Management Plan	<ul style="list-style-type: none"> • Records the current state of the Dee catchment, including water quality, the type and extent of habitats and species in the catchment, and important land management activities. • Identifies key issues and puts forward potential solutions through a series of actions. 	The Plan should contribute to delivering the actions proposed in the Catchment Management Plan.
LOCAL		
Draft Aberdeen Local Housing Strategy 2018-2023	The LHS sets the strategic direction for housing in the city over the next five years. The LHS takes into regard Aberdeen City and the Aberdeen Housing Market Area (AHMA) providing scope for joint working on some issues with Aberdeenshire Council.	The Plan should contribute to delivering both Aberdeen's and Aberdeenshire's LHS in terms of provision of land, need, tenure, affordability, location, and reducing deprivation.
Aberdeen City Local Transport Strategy 2016 - 2021	Makes the Local Development Plan to take full account of the environment, social and economic implications of transport; Promotes the maximisation of accessibility for all to services and jobs; sustainable and active travel, efficient resource use, as well as safety in delivering transportation.	The Local Development Plan should support sustainability, environment protection, accessibility and safety and reduce social exclusion.

Aberdeen City Air Quality Action Plan	To reduce nitrogen dioxide within the Air Quality Management Area (AQMA) in Aberdeen City Centre, and to a lesser extent reduce particulates (PM ₁₀) through short, medium and long term infrastructure and other projects.	The Plan should contribute to delivering the actions proposed in the Action Plan in order to improve air quality with the AQMA and ensure land required to implement the Action Plan is provided timeously.
Local Outcome Improvement Plan (LOIP) 2016 - 2026	<p>The vision is for Aberdeen to be ‘a place where all people prosper’. Four themes are set out: Prosperous Economy, Prosperous People, Prosperous Place and Enabling Technology. It focuses on four priority areas for strategic partnership working:</p> <ul style="list-style-type: none"> • Aberdeen prospers • Children are our future • People are resilient, included and supported when in need • Empowered, resilient and sustainable communities • Creating a digital place 	The Local Development Plan should support the themes and priority aims set out in the LOIP.
Aberdeen City Centre Masterplan and Delivery Programme 2015	<p>A regeneration blueprint that aims to transform Aberdeen city centre while conserving its heritage. 50 projects have been identified within these eight objectives:</p> <ul style="list-style-type: none"> • Changing perceptions • Growing the city centre employment base • A metropolitan outlook • A living city for everyone • Made in Aberdeen • Revealing waterfronts • Technologically advanced and environmentally responsible • Culturally distinctive 	The LDP should support the City Centre Masterplan and should promote development within the city centre that above all conserves its heritage.
Aberdeen City Nature Conservation	Aims to control and maintain remaining natural	The Local Development Plan should promote

Strategy 2010-2015	habitats and associated wildlife through the identification of designated sites and additional non-statutory sites. This will benefit both biodiversity and the citizens that live, work and visit the City of Aberdeen.	biodiversity.
Forestry Commission Scotland Management Plans: Aberdeen Woods and Dyce Woods	This plan covers the thirteen woodland blocks that were formerly covered by three land management plans (Maryculter woods, Peterculter woods and Countesswells woods). It details how the Forestry Commission Scotland will manage these woodlands for social, economic and environmental benefits. The plans include objectives for timber harvesting, recreational use, creation of diverse habitats, and management regimes to benefit red squirrels, control of deer populations and control of diseases.	The Local Development Plan should take account of the Management Plan and support the right management of Aberdeen and Dyce Woods.
Open Space Audit and Strategy 2011-2016	This Strategy sets out a strategic vision, aims and objectives for open space in Aberdeen. Its main purpose is to ensure the city has enough accessible and good quality open space. The Strategy is based on the findings of the Aberdeen Open Space Audit 2010.	Ensure that the LDP incorporates the findings of the audit and supports the aims of the strategy.
Aberdeen City Core Paths Plan	Core Paths Plans are required under the Land Reform (Scotland) Act 2003 for each council area <i>sufficient for the purpose of giving the public reasonable access throughout their area</i> . They set out the core paths network. The Plans are developed in consultation with local communities, user groups, land managers and other stakeholders. Drafts are expected in 2008. Their aims include: <ul style="list-style-type: none"> • connecting residential areas, green-spaces, 	The plan should support the aims of the Core Paths Plans.

	<p>amenities, other attractions and the wider countryside;</p> <ul style="list-style-type: none"> • forming a basic, safe framework for outdoor recreation and sustainable and active travel; • assisting people to lead healthier lifestyles; • promoting environmental protection and foster the development of a more sustainable city; and • being well integrated in policy and usage terms, encouraging access opportunities for all. 	
Landscape Character Assessment of Aberdeen	<p>Seeks to maintain a balance between landform, geology, ecology, and vegetation despite human influences.</p> <p>Encourages development in existing settlements; avoiding coalescence between settlements and discouraging isolated development in the open countryside unless it is clearly identified in development plan.</p>	The Local Development Plan should take account of landscape character and promote good landscape design.
Aberdeen Contaminated Land Inspection Strategy (2001)	The Contaminated Land Strategy sets out how local authorities deal with potentially contaminated land.	Unknown at present.
Aberdeen City Waste Strategy 2014-25	Sets out the long term plans to reduce the social, economic and environmental consequences of waste. It aims for Aberdeen to see waste a resource and not a problem, and for it to be a zero waste city, providing long term social, economic and environmental benefits to all.	The LDP should promote zero waste.
Powering Aberdeen – Aberdeen Sustainable Energy Action Plan 2016	Plan for Aberdeen to increase energy efficiency and move towards greater use of renewable energy. Sets targets for reducing carbon emissions. It sets out our plans to reduce emissions across the city through a	The LDP should promote greater use of renewable energy and reduction of carbon emissions.

combination of measures:

- *Greater uptake of alternative energy
- *Implementation of new technology to reduce resource use and improve efficiency
- *Improvements to energy efficiency
- *Greater move towards sustainable transport
- *Leadership and engagement.

The Plan briefly notes the role of plants and soils in sequestering emissions.

Appendix 4 Baseline Data, Targets and Trends

Appendix 4.1 – Climatic Factors

Appendix 4.2 – Air

Appendix 4.3 – Water

Appendix 4.4 – Soil

Appendix 4.5 – Biodiversity, Flora and Fauna

Appendix 4.6 – Human Health

Appendix 4.7 – Population

Appendix 4.8 – Cultural Heritage

Appendix 4.9 – Landscape

Appendix 4.10 – Material Assets

Appendix 4.11 – Employment Land

Appendix 4.1 Climatic Factors

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Natural Resources Consumption (footprint)	<p>Aberdeen City's annual global footprint:</p> <p>Total: 5.73gha/per Energy and Consumption: 1.14gha (20%) Food and Drink 1.07gha/p(19%) Land Travel: 0.81ha/p (14%) Other: 2.7gha/p (48%)</p> <p>Scotland's annual global footprint: Total: 5.37gha/per</p>	<p>Aberdeenshire's annual global footprint - in global hectares per person (gha/p)</p> <p>Total: 5.60gha/p Energy Consumption: 1.09gha/p (19%) Food and drink: 1.11gha/p (20%) Land Travel: 0.74ha/p (13%) Other (Government, capital investment, holiday activities, consumables, services and sports), 2.7gha/p (48%)</p>	<p>Both Aberdeenshire and Aberdeen City's global footprint is higher than the Scottish average.</p> <p>The main contributors to the NE's global footprint are energy consumption, food and drink and land travel.</p> <p>Compared to Scotland's footprint, both the City and the shire have higher footprints.</p>	<p>Energy is the largest contributor to Aberdeen City and Aberdeenshire's Global Footprint and indicates high energy consumption associated with domestic fuels like gas, oil, electricity and other fuels.</p> <p>The North East's Global Footprint Project identified transport, the Built Environment and Energy as areas in which global footprint reductions could be achieved.</p>	<p>North East Global Footprint Project http://www.scotlandsfootprint.org/tt-he-project/north-east.php</p> <p>Aberdeen City Council and Aberdeenshire Council (2006) Scotland's Global Footprint Project – Reduction Report for North East Scotland Global Footprint Project, Joint Global Footprint Co-ordinator, Aberdeen City Council</p>
Total CO ₂ emissions (kt)	<p>Aberdeen City</p> <p>2012 - 1,653.9 2013 - 1,569.7 2014 - 1,405.1 2015 - 1,335.2 2016 – 1,364.6</p>	<p>Aberdeenshire</p> <p>2012 - 2,095.6 2013 - 1,963.3 2014 - 1,800.1 2015 - 1,792.1 2016 – 1,241.9</p>	<p>Falling in both the City and the Shire</p>	<p>It appears that issues are improving</p>	<p>Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18</p>

Per Capita CO ₂ emissions (kt)	Aberdeen City 2012 - 7.4 2013 - 6.9 2014 - 6.1 2015 - 5.8 2016 - 5.6	Aberdeenshire 2012 - 8.2 2013 - 7.6 2014 - 6.9 2015 - 6.8 2016 - 6.4	Falling in both the City and the Shire	It appears that issues are improving	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18
Industry and Commercial CO ₂ emissions (kt)	Aberdeen City 2012 - 798.0 2013 - 741.8 2014 - 656.6 2015 - 601.3 2016 - 581	Aberdeenshire 2012 - 665.0 2013 - 653.7 2014 - 620.2 2015 - 615.3 2016 - 496	Falling in both the City and the Shire	It appears that issues are improving	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18
Domestic CO ₂ emissions (kt)	Aberdeen City 2012 - 528.0 2013 - 506.6 2014 - 423.6 2015 - 406.1 2016 - 382	Aberdeenshire 2012 - 722.1 2013 - 693.1 2014 - 596.7 2015 - 562.1 2016 - 534	Falling in both the City and the Shire	It appears that issues are improving	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18
Road Transport CO ₂ emissions (kt)	Aberdeen City 2012 - 319.8 2013 - 317.5 2014 - 322.6 2015 - 324.9 2016 - 138	Aberdeenshire 2012 - 599.7 2013 - 602.1 2014 - 618.1 2015 - 628.9 2016 - 534	There appears to be a slight improvement in Road Transport emissions. However, 2016 saw a dramatic drop. This could be attributed to the economic downturn in the oil and gas sector.	Increased travel by accounts for this	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18

LULUCF* CO ₂ emissions (kt)	Aberdeen City 2012: 0.2 2013: -4.5 2014: -6.3 2015: -7.5 2016: -8.7	Aberdeenshire 2012: -273 2013: -372 2014: -437 2015: -467 2016: - 473	The rate of fall in LULUCF CO ₂ emissions in variable for both the Shire and the City as is the case for all Scotland	This depends on the way we use our land and Forest resources	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18
Potential Vulnerable Area (PVA) to flooding No of Area	23 PVAs in Aberdeen City and Aberdeenshire		Insufficient data available to determine the trend.	PVA areas and issues have to be taken into account and allocating land for development and imposing conditions on development.	<u>SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy</u> http://apps.sepa.org.uk/FRMStrategies/norh-east.html A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 Respectively
Estimated Weighted Annual Average damages within PVA	Aberdeen City • 2011- £22,390,000.00 • 2016 • 17,6000,000.00	Aberdeenshire • 2011 - £17,080,000.00 • 2016 • £8,714,230.00	Worsening	Cost implication for developing areas at risk from flooding must be taken into account and allocating land for development and imposing conditions on development.	<u>SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy</u> http://apps.sepa.org.uk/FRMStrategies/norh-east.html A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively

Damage by Flood likelihood	Aberdeen City (Dee, Don, Denmore Catchments) <ul style="list-style-type: none"> • 2016 • £64.5m-£537m 	Aberdeenshire (Aggregate of all areas) <ul style="list-style-type: none"> • 2016 • £52.7m - £273.25m 	Worsening	This range takes into account residential, non-residential, roads, vehicles and agriculture	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively
Total Area (Km 2) in PVA	Aberdeen City <ul style="list-style-type: none"> • 2011 – 344 • 2016 - 126 	Aberdeenshire <ul style="list-style-type: none"> • 2011- 529 	The value appears to be lower, but this reflects actual figures than an earlier estimate	It has implications for land allocation and development.	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html
Residential Properties in PVA	Aberdeen City <ul style="list-style-type: none"> • 2011- 1,943 • 2016 –10,440 	Aberdeenshire <ul style="list-style-type: none"> • 2011- 1820 2016 -4,540 	Worsening	It has implications for land allocation and development.	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively
Non-Residential Properties in PVA	Aberdeen City <ul style="list-style-type: none"> • 2011- 375 • 2016- 2,510 	Aberdeenshire <ul style="list-style-type: none"> • 2011- 272 • 2011 -1,380 	Worsening	It has implications for land allocation and development.	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html

					A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively
UK Climate Projections	<ul style="list-style-type: none"> • UK CP 09 • UK CP 18 – indicates current and future climate data against a range of emission pathways. 			It has implications for all SEA topics	Defra, Department for Business, Energy & Industrial Strategy, Met Office, Environment Agency (2018) UK Climate Projections https://www.metoffice.gov.uk/research/collaboration/ukcp Accessed December 2019
Dynamic Coast	<ul style="list-style-type: none"> • Coastal erosion vulnerability mapping. 			It has implications for land management	Scottish Government (2016) Dynamic Coast http://www.dynamiccoast.com/webmap.html Accessed December 2019

Appendix 4.2 Air

SEA Indicator	Quantified information	Comparators and Trends	Issues/constraints	Data source(s)
Annual Mean Concentration of NO ₂	Aberdeen City 2013: 12.9 – 70.4 2014: 10.5 – 63.8 2015: 10.0 – 58.2 2016: 9.6 – 54.1 2017: 7.8 – 48.1 2018: 8 – 48	Aberdeenshire 2013: 8:5 – 33.1 2014:11.3 – 38.0 2015: 9.4 – 35.4 2016: 9.7 – 31.5 2017:8.8 – 27.7 2018: 10.3 – 26.4 Objective 40µg/m ³	Out of measurements at 62 monitoring stations, the EU objective has been breached in 23 locations in 2013, 22 locations in 2014, 19 locations in 2015 and 18 locations in 2016. Locations with highest readings include Market Street in 2013 and 2016, Great Northern Road in 2014 and Union Street in 2015. In 2018 location with exceedances of annual mean NO ₂ levels were the Anderson Drive/Haudagain Roundabout/Auchmill Road AQMA. Levels remain similar to 2017. The Objective is not breached in Aberdeenshire	Source: mostly transport related emissions. 2019 Air Quality Annual Progress Report (APR) for Aberdeen City Council 2019 Air Quality Annual Progress Report (APR) for Aberdeenshire Council http://www.scottishairquality.co.uk/news/reports?view=laqm
Annual Mean Concentration of PM ₁₀	Aberdeen City 2013:13 – 26 2014:15 – 26 2015:12 – 20 2016:12 – 16	Aberdeenshire None Objective	There were exceedances in 4 out of 6 stations in 2013; 3 out of 6 in 2014, 2 out of 6 in 2015 and none in 2016-18.	Source: transport related emissions, and construction 2019 Air Quality Annual Progress Report (APR) for Aberdeen City Council http://www.scottishairquality.co.uk/news/reports?view=laqm

	2017: 11 – 13 2018: 14 – 17	18µg/m ³			o.uk/news/reports?view=laqm
Annual Mean Concentration of PM _{2.5}	Aberdeen City 2013: 9 2014: 10 2015: 8 – 11 2016: 5 – 7 2017: 6 – 7 2018: 7 – 8	Aberdeenshire None Objective 10µg/m ³	Apart from 2015 when 2 stations experienced exceedances, there has not been any other exceedances		2019 Air Quality Annual Progress Report (APR) for Aberdeen City Council http://www.scottishairquality.co.uk/news/reports?view=laqm

Appendix 4.3 Water

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Overall status of River Dee SAC	<p>The present condition of the qualifying interests dependent on water quality and quantity are:</p> <ul style="list-style-type: none"> • Atlantic salmon – Favourable Maintained • Freshwater Pearl Mussel – Unfavourable No change to declining • Otter – Favourable Declining 	No data	Mixed results.	<p>Freshwater Pearl Muscles is unfavourable.</p> <p>Otters are continuing to decline.</p>	Comments from SNH on Aberdeenshire's 2013 SEA Scoping Report for the 2017 ALDP.
<p>Overall Status of surface water</p> <p>High</p>	<p>Aberdeen</p> <p>2014 – 3 2016 - 3 2021 – 3 2027 – 3</p>	<p>Aberdeenshire</p> <p>2014 – 18 2016 - 14 2021 - 18 2027 - 18</p>	Almost at the same level by 2027	<p>Modifications to beds, banks and shores; rural diffuse pollution; man-made barriers to fish migration; waste water (sewerage) discharges; public water supply; and industrial use can activities; urban and rural land use</p>	<p>https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</p> <p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18</p>
<p>Overall Status of surface water</p> <p>Good</p>	<p>Aberdeen</p> <p>2014 – 2 2016 - 3 2021 – 6 2027 – 12</p>	<p>Aberdeenshire</p> <p>2014 – 71 2016 - 84 2021 - 95 2027 - 171</p>	Increasing	Same as above	<p>https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</p> <p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p>

					visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of surface water Moderate	Aberdeen 2014 – 5 2016 - 4 2021 – 4 2027 – 3	Aberdeenshire 2014 – 51 2016 - 45 2021 - 40 2027 - 19	Increasing	Same as above	https://www.environment.gov.scot/ur-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of surface water Poor	Aberdeen 2014 – 4 2016 - 4 2021 – 4 2027 – 0	Aberdeenshire 2014 – 37 2016 - 34 2021 - 29 2027 - 2	The following water bodies in Aberdeen City are poor. Den Burn, Elrick Burn - d/s, Newmachar WWTP, Black Burn and Leuchar Burn	The following water bodies in Aberdeenshire are poor. Burn of Brydock, Rosy Burn, Burn of King Edward River Isla - source to Keith, River Bogie - Culdrain to Huntly, Burn of Auchmacoy, River Ugie - North/South confl to tidal limit, Crooko Burn, North Ugie Water - upper catchment, South Ugie Water - Stuartfield to Longside, Burn of Ludquharn Quhomery Burn, Burn of Keithfield/ Raxton Burn Ebrie Burn, Youlie Burn / Bronie Burn, Findon Burn Burn of Muchalls, Carron Water, Bervie Water - upper	https://www.environment.gov.scot/ur-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18

				<p>catchment, Elrick Burn - d/s Newmachar WWTP, Elrick Burn - u/s Newmachar WWTP Black Burn, Newmill Burn, Tuach Burn / Tillakae Burn, Shevock Burn, Esset Burn, Leuchar Burn Water of Feugh - lower catchment, Beltie Burn, Dess Burn - upper stretch, River Muick - Allt an Dubh Loch, Loch of Strathbeg, Loch of Skene, and Loch Kinord</p>	
<p>Overall Status of surface water Bad</p>	<p>Aberdeen 2014 – 4 2016 = 4 2021 – 2 2027 – 0</p> <p>The following water bodies in Aberdeen are bad South Mundurno Burn, River Dee - Peterculter to tidal limit, Gormack Burn and Brodiach Burn / Ord Burn</p>	<p>Aberdeenshire 2014 – 33 2016 - 33 2021 - 28 2027 – 0</p> <p>The following water bodies in Aberdeenshire are bad. Water of Philorth / Water of Tyrie, Burn of Savocho/ Logie Burn, Black Water - u/s St Fergus, Burn of Fortrie, Idoch Water, Burn of Turriff, Keithny Burn / Forgue Burn, Shiel Burn Slains Burn, Water of Cruden - u/s Hatton WWTP,</p>	No immediate change.		<p>https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</p> <p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>Accessed 9/1/18</p>

		<p>Laeca Burn Forvie Burn, Tarty Burn, Foveran Burn, South Mundurno Burn, Faichfield Burn, Greenspeck Burn, Crichie Burn, Leeches Burn Water of Fedderate, South Ugie Water - New Deer to Stuartfield, Burn of Elsick, Forthie Water, Bervie Water - lower catchment, River Dee - Peterculter to tidal limit, Gormack Burn, Brodiach Burn / Ord Burn, Kinnernie Burn, Bo Burn, Dess Burn / Lumphanan Burn, Tarland Burn and Cowie Burn</p>			
Overall water chemistry - Pass	Aberdeen 2016 – 33	Aberdeenshire 2016 - 209	Increasing	Same as above	Same as above
Overall water chemistry - fail	Aberdeen 2016 – 0	Aberdeenshire 2016 - 1	In Aberdeenshire only Potterton Burn has failed this test. In Aberdeen City no water body has failed this test.	Same as above	Same as above

Overall water ecology- High	Aberdeen 2016 – 3	Aberdeenshire 2016 - 14	Insufficient data available to determine the trend.	Same as above	Same as above
Overall water ecology - Good	Aberdeen 2016 – 1	Aberdeenshire 2016 - 83	Insufficient data available to determine the trend.	Same as above	Same as above
Overall water ecology - Moderate	Aberdeen 2016 – 4	Aberdeenshire 2016 - 46	Insufficient data available to determine the trend.	Same as above	Same as above
Overall water ecology - Bad	Aberdeen 2016 – 4 The following water bodies are bad in the City. South Mundurno Burn, River Dee, Peterculter to tidal limit, Gormack Burn and Brodiach Burn / Ord Burn	Aberdeenshire 2016 - 33 In Aberdeenshire the following water bodies are bad. Kessock Burn, Water of Philorth / Water of Tyrie, Burn of Savocho/ Logie Burn, Black Water - u/s St Fergus, Burn of Fortrie, Idoch Water, Burn of Turriff, Keithny Burn / Fergie Burn, Shiel Burn, Slains Burn, Water of Cruden - u/s Hatton WWTP, Laeca Burn, Forvie Burn, Tarty Burn, Foveran Burn South Mundurno Burn, Faichfield	Insufficient data available to determine the trend.	Same as above	Same as above

		<p>Burn, Greenspeck Burn Crichie Burn, Leeches Burn, Water of Fedderate, South Ugie Water - New Deer to Stuartfield, Burn of Elsick, Forthie Water, Bervie Water - lower catchment, River Dee - Peterculter to tidal limit, Gormack Burn, Brodiach Burn / Ord Burn, Kinnernie Burn, Bo Burn, Dess Burn / Lumphanan Burn, Tarland Burn and Cowie Burn</p>			
Overall water ecology - Poor	<p>Aberdeen 2016 – 6</p> <p>In the City the following water bodies are poor. Den Burn, Elrick Burn - d/s Newmachar WWTP, Black Burn, Leuchar Burn, Dee (Aberdeen) Estuary and Don Estuary to Souter Head (Aberdeen)</p>	<p>Aberdeenshire 2016 – 34</p> <p>In Aberdeenshire the following water bodies are poor. Burn of Brydock, Rosy Burn, Burn of King Edward, River Isla - source to Keith, River Bogie - Culdrain to Huntly, Burn of Auchmacoy, River Ugie - North/South confl to tidal limit Crooko Burn, North</p>	Insufficient data available to determine the trend.	Same as above	Same as above

		<p>Ugie Water - upper catchment, South Ugie Water - Stuartfield to Longside, Burn of Ludquharn Quhomery Burn, Burn of Keithfield/ Raxton Burn, Ebrie Burn, Youlie Burn / Bronie Burn, Findon Burn Burn of Muchalls, Carron Water, Bervie Water - upper catchment, Elrick Burn - d/s Newmachar WWTP, Elrick Burn - u/s Newmachar WWTP, Black Burn, Newmill Burn, Tuach Burn / Tillakae Burn, Shevock Burn, Esset Burn, Leuchar Burn, Water of Feugh - lower catchment, Beltie Burn, Dess Burn - upper stretch, River Muick - Allt an Dubh Loch, Loch of Strathbeg. Loch of Skene and Loch Kinord</p>			
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Overall water hydrology- High	Aberdeen 2016 – 10	Aberdeenshire 2016 - 161	Insufficient data available to determine the trend.	None	Same as above
Overall water hydrology - Good	Aberdeen 2016 – 2	Aberdeenshire 2016 - 23	Insufficient data available to determine the trend.	None	Same as above
Overall water hydrology - Moderate	Aberdeen 2016 – 1	Aberdeenshire 2016 - 8	Insufficient data available to determine the trend.	None	Same as above
Overall water hydrology - Bad	Aberdeen 2016 – 0	Aberdeenshire 2016 - 0	Insufficient data available to determine the trend.	None	Same as above
Overall water hydrology - Poor	Aberdeen 2016 – 0	Aberdeenshire 2016 - 0	Insufficient data available to determine the trend.	None	Same as above
Overall Status of ground water High	Aberdeen 2016 - 0	Aberdeenshire 2016 - 0	Insufficient data available to determine the trend.	Modifications to beds, banks and shores; rural diffuse pollution; man-made barriers to fish migration; waste water (sewerage) discharges; public water supply; and industrial use can activities; urban and rural land use	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of ground water Good	Aberdeen 2016 - 8	Aberdeenshire 2016 - 37	Insufficient data available to determine the trend.	As above	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/

					Accessed 9/1/18
Overall Status of ground water Moderate	Aberdeen 2016 - 0	Aberdeenshire 2016 - 0	Insufficient data available to determine the trend.	As above	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of ground water Poor	Aberdeen 2016 - 0 In Aberdeenshire, the following water bodies are poor: Cullen, St Cyrus, Montrose, Stonehaven, Drumlithie, Laurencekirk, Ellon, North Esk Sand and Gravel, South Esk Valley and Montrose Coastal.	Aberdeenshire 2016 - 9	Insufficient data available to determine the trend.	As above	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of ground water Bad	Aberdeen 2016 - 0	Aberdeenshire 2016 - 0	Insufficient data available to determine the trend.	As above	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/

					Accessed 9/1/18
Overall water - ground water ecology - Bad	<p>Aberdeen 2016 – 4</p> <p>The following water bodies are bad in the City. South Mundurno Burn, River Dee, Peterculter to tidal limit, Gormack Burn and Brodiach Burn / Ord Burn</p>	<p>Aberdeenshire 2016 – 33</p> <p>In Aberdeenshire the following water bodies are bad. Kessock Burn, Water of Philorth / Water of Tyrie, Burn of Savocho/ Logie Burn, Black Water - u/s St Fergus, Burn of Fortrie, Idoch Water, Burn of Turriff, Keithny Burn / Forgue Burn, Shiel Burn, Slains Burn, Water of Cruden - u/s Hatton WWTP, Laeca Burn, Forvie Burn, Tarty Burn, Foveran Burn South Mundurno Burn, Faichfield Burn, Greenspeck Burn Crichie Burn, Leeches Burn, Water of Fedderate, South Ugie Water - New Deer to Stuartfield, Burn of Elsick,</p>	Insufficient data available to determine trend.	As above	Same as above

		<p>Forthie Water, Bervie Water - lower catchment, River Dee - Peterculter to tidal limit, Gormack Burn, Brodiach Burn / Ord Burn, Kinnernie Burn, Bo Burn, Dess Burn / Lumphanan Burn, Tarland Burn and Cowie Burn</p>			
<p>Overall water - ground water ecology - Poor</p>	<p>Aberdeen 2016 – 6</p> <p>In the City the following water bodies are poor. Den Burn, Elrick Burn - d/s Newmachar WWTP, Black Burn, Leuchar Burn, Dee (Aberdeen) Estuary and Don Estuary to Souter Head (Aberdeen)</p>	<p>Aberdeenshire 2016 - 34</p> <p>In Aberdeenshire the following water bodies are poor. Burn of Brydock, Rosy Burn, Burn of King Edward, River Isla - source to Keith, River Bogie - Culdrain to Huntly, Burn of Auchmacoy, River Ugie - North/South confl to tidal limit Crooko Burn, North Ugie Water - upper catchment, South Ugie Water - Stuartfield to Longside, Burn of Ludquharn Quhomery Burn, Burn of Keithfield/ Raxton Burn, Ebrie</p>	<p>Insufficient data available to determine the trend.</p>	<p>As above</p>	<p>Same as above</p>

		<p>Burn, Youlie Burn / Bronie Burn, Findon Burn Burn of Muchalls, Carron Water, Bervie Water - upper catchment, Elrick Burn - d/s Newmachar WWTP, Elrick Burn - u/s Newmachar WWTP, Black Burn, Newmill Burn, Tuach Burn / Tillakae Burn, Shevock Burn, Esset Burn, Leuchar Burn, Water of Feugh - lower catchment, Beltie Burn, Dess Burn - upper stretch, River Muick - Allt an Dubh Loch, Loch of Strathbeg. Loch of Skene and Loch Kinord</p>			
Overall water - ground water hydrology- High	Aberdeen 2016 – 10	Aberdeenshire 2016 - 161	Insufficient data available to determine the trend.	None	Same as above
Overall water - ground water hydrology - Good	Aberdeen 2016 – 2	Aberdeenshire 2016 - 23	Insufficient data available to determine the trend.	None	Same as above
Overall water - ground water hydrology -	Aberdeen 2016 – 1	Aberdeenshire 2016 - 8	Insufficient data available to determine the trend.	None	Same as above

Moderate					
Overall water - ground water hydrology - Bad	Aberdeen 2016 – 0	Aberdeenshire 2016 - 0	Insufficient data available to determine the trend.	None	Same as above
Overall water - ground water hydrology - Poor	Aberdeen 2016 – 0	Aberdeenshire 2016 - 0	Insufficient data available to determine the trend.	None	Same as above
Water quality of surface water Good	Aberdeen 2014 – 5 2021 – 8 2027 – 10	Aberdeenshire 2014 - 87 2021 - 111 2027 - 127	Forecast to increase.	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Water quality of surface water Moderate	Aberdeen 2014 – 7 2021 – 4 2027 – 3	Aberdeenshire 2014 - 52 2021 - 32 2027 - 19	Forecast to decrease.	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Water quality of surface water Poor	Aberdeen 2014 – 1 2021 – 1 2027 – 0	Aberdeenshire 2014 - 9 2021 - 5 2027 - 2	Forecast to decrease.	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/

					https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Water quality of surface water Bad	Aberdeen 2014 – 0 2021 – 0 2027 – 0	Aberdeenshire 2014 - 0 2021 - 0 2027 - 0	None	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of surface water High	Aberdeen 2014 – 3 2021 – 3 2027 – 3	Aberdeenshire 2014 - 44 2021 - 44 2027 - 44	None	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of surface water Good	Aberdeen 2014 – 4 2021 – 8 2027 – 15	Aberdeenshire 2014 - 94 2021 - 102 2027 - 166	Forecast to increase.	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18

Physical conditions of surface water Moderate	Aberdeen 2014 – 7 2021 – 4 2027 – 3	Aberdeenshire 2014 - 52 2021 - 32 2027 - 19	Forecast to decrease.	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of surface water Poor	Aberdeen 2014 – 2 2021 – 1 2027 – 0	Aberdeenshire 2014 - 27 2021 - 15 2027 - 0	Forecast to decrease.	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of surface water Bad	Aberdeen 2014 – 4 2021 – 2 2027 – 0	Aberdeenshire 2014 - 33 2021 - 28 2027 - 0	Forecast to decrease.	None	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of ground water	No data	No data	None	None	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18

Water quality of ground water	No data	No data	None	None	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of ground water	No data	No data	None	None	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
How policy “R2 Degraded and Contaminated Land” is applied to planning applications	Aberdeen City Applications considered with reference to this policy between January 2017-July 2018 Received: 21 Approvals: 17 Refusals:4 Allowed on Appeal:0	Aberdeenshire See relevant policies further below.	Planning applications are largely being determined in accordance with the policy.	None at present.	Aberdeen City Monitoring Statement (2019) https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FINAL.pdf Accessed December 2019.
How safeguarding water bodies under Policy PR1 “Protecting important resources” is applied to Planning Applications	Aberdeen City See above	Applications considered with reference to this policy <ul style="list-style-type: none"> April 2017- April 2018: 133 Approvals: 116 Refusals: 17 Departures: 2 Appeals: 2	Planning applications are largely being determined in accordance with the policy.	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018) https://www.aberdeenshire.gov.uk/media/24029/aldp2017monitoringstatementseptember2018v7.pdf Accessed December 2019 As Policy PR1 applies to water quality, mineral loss, open space, trees and prime agricultural land, it may not be possible to extract data precisely.

Appendix 4.4 Soil

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
SNH Geological Conservation Review Sites	Aberdeen 2018: 1	Aberdeenshire 2018: 31	Insufficient data available to determine the trend.	Potential loss or erosion through permanent development.	SNH Dataset. Accessed 02/07/18.
Land contamination	Aberdeen None	Aberdeenshire 4 statutorily identified contaminated sites no statutorily identified contaminated sites in Aberdeen 900 potentially contaminated sites	Legal regime is in place to deal with contaminated sites therefore this position should improve in the future.	Contaminated land places financial and technological constraints on development.	Aberdeen City Council Contaminated Land Strategy August 2016 (Online) Available at https://www.aberdeencity.gov.uk/sites/aberdeen-cms/files/2017-12/Contaminated%20Land%20Inspection%20Strategy.pdf Accessed 9/1/18 Aberdeenshire Council (2011) Public Register of Contaminated Land (online) Available at http://www.aberdeenshire.gov.uk/media/17044/public-register-of-contaminated-land-index-nov11.pdf Accessed 9/1/18 https://www.sepa.org.uk/regulations/land/contaminated-land/local-authority-contaminated-land-support/ Accessed 9/1/18

Prime agricultural land (Grades 1 to 3.1)	Aberdeen contains very little prime agricultural land (300ha).	Aberdeenshire prime agricultural land is concentrated in central and southern Aberdeenshire. Grade 2 near Laurencekirk (approx 950ha)	Climate change could increase the level of prime agricultural land in Scotland, however this may cause conflicts with sites of high biodiversity value, sensitive or designated sites.	Potential impacts of climate may constrain prime agricultural land available in the future. Prime agricultural land may require further protection from development as demand for development rises and as land for food production rises.	Scottish Executive Statistics (2005): Economic Report on Scottish Agriculture http://www.scotland.gov.uk/Publications/2005/06/2290402/05121 Scottish Government (2009): The Scottish Soil Framework http://www.scotland.gov.uk/Publications/2009/05/20145602/6
Municipal Waste generated	Aberdeen 2013 – 94,117 2014 – 96,130 2016 – 96,123	Aberdeenshire 2013 – 131,811 2014 – 131,390 2016 – 131,863	Falling and rising	Human attitudes are very hard to change but education must increase.	http://www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online)
Rate (kg/person)	Aberdeen 2013 - 414 2014 – 420 2016 – 418	Aberdeenshire 2013 - 527 2014 – 504 2016 - 503	Falling and rising	Human attitudes are very hard to change but education must increase.	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9/1/18
Municipal Waste recycled (tonnes)	Aberdeen 2013 – 34,956 2014 – 36,742 2016 – 37,498	Aberdeenshire 2013 – 47,220 2014 – 52,479 2016 – 57,305	Falling and rising	Human attitudes are very hard to change but education must increase.	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9/1/18
Rate %	Aberdeen 2013 – 37.27 2014 - 37.14 2016 – 39.01	Aberdeenshire 2013 – 35.55 2014 - 35.82 2016 – 43.46	Slowly rising	Human attitudes are very hard to change but education must increase.	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/

					(Online) Accessed 9/1/18
Household waste landfilled	Aberdeen 2013 – 59,051 2014 – 59,034 2016 – 58,021	Aberdeenshire 2013 – 84,421 2014 – 78,734 2016 – 72,995	Falling	Human attitudes are very hard to change but education must increase.	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9/1/18
Rate %	Aberdeen 2013 – 62.72 2014 - 62.74 2016 – 60.36	Aberdeenshire 2013 – 64.45 2014 - 64.05 2016 – 55.36	Falling and rising	Human attitudes are very hard to change but education must increase.	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9/1/18
Waste other diversion	Aberdeen 2013 - 109 2014 – 354 2016 - 604	Aberdeenshire 2013 - 170 2014 – 177 2016 - 1564	Rising	Human attitudes are very hard to change but education must increase.	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9/1/18
Rate %	Aberdeen 2013 – 0.12 2014 - 0.12 2016 – 0.63 2016 – 1.19	Aberdeenshire 2013 - 0 2014 – 0.13	Slowly rising	Human attitudes are very hard to change but education must increase.	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9/1/18
Peat soils	4 types of peaty soils <ul style="list-style-type: none"> Blanket peat Peaty podsols Peaty gleys Organic soils rich in peat 	With respect of the rest of Scotland Aberdeen City and Shire seem to be at the fringes of peat soils	Blanket peat is moderately distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region Peaty podzol is densely distributed to the southwest of Aberdeen	Because of the relationship between peat and climate change development must be directed away from peat soils	www.macaulay.ac.uk http://gateway.snh.gov.uk/natural-spaces/dataset.jsp?dsid=PEAT Online (Accessed 9/1/18)

			<p>City and Shire and with a few dots in the northeast of the region</p> <p>Peaty gleys is sparsely distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region</p> <p>Organic soils rich in peat is moderately distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region</p>		
How policy "R2 Degraded and Contaminated Land" is applied to planning applications	<p>Aberdeen City Applications considered with reference to this policy between January 2017-July 2018 Received: 21 Approvals: 17 Refusals:4 Allowed on Appeal:0</p>	<p>Aberdeenshire See relevant policies further below.</p>	<p>Planning applications are largely being determined in accordance with the policy.</p>	<p>None at present.</p>	<p>Aberdeen City Monitoring Statement (2019)</p> <p>https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FINAL.pdf</p> <p>Accessed December 2019.</p>
How prime agricultural land under Policy PR1 "Protecting important resources" is	<p>Aberdeen City See above</p>	<p>Applications considered with reference to this policy</p> <ul style="list-style-type: none"> April 2017- April 2018: 133 	<p>Planning applications are largely being determined in accordance with the policy. Departures and appeals were on prime agricultural</p>	<p>None at present.</p>	<p>Aberdeenshire Local Development Plan Monitoring Statement (September 2018)</p> <p>https://www.aberdeenshire.gov.uk/media/24029/aldp2017monitoringstatementseptember2018v7.pdf</p>

applied to Planning Applications		<ul style="list-style-type: none"> ○ Approved: 116 ○ Refused: 27 ○ Departures: 2 ○ Appeals: 2 allowed 	land (PAL) and one on protected land. In these cases, the quality of the PAL was questioned.		Accessed December 2019
How peaty soils under Policy PR1 "Policy C3 Carbon sinks and stores" are applied to Planning Applications	Aberdeen City See above	<p>Applications considered with reference to this policy</p> <ul style="list-style-type: none"> • April 2017- April 2018: 0 <ul style="list-style-type: none"> ○ Approved: 0 ○ Refused: 0 ○ Departures: 0 ○ Appeals: 0 	None.	None at present.	<p>Aberdeenshire Local Development Plan Monitoring Statement (September 2018)</p> <p>https://www.aberdeenshire.gov.uk/media/24029/alp2017monitoringstatementseptember2018v7.pdf</p> <p>Accessed December 2019</p>

Appendix 4.5 Biodiversity, Flora and Fauna

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
Land Over	<u>Aberdeenshire</u>				<p>Land Use Change Issues and Opportunities for Aberdeenshire (January 2015) (online) Available at https://www.aberdeenshire.gov.uk/media/20170/aberdeenshire-land-use-strategy-pilot-overview-report-full.pdf Accessed on 10 January 2018</p> <p>Countryside Survey's Land Cover Map 2007 (LCM2007) (online) Available at https://www.ceh.ac.uk/sites/default/files/LCM2007%20dataset%20documentation.pdf Accessed on 10 January 2018</p> <p>Centre for Ecology and Hydrology Land Cover Map, 2015 (online). Available at: https://catalogue.ceh.ac.uk/eidc/documents?facet=topic%257C0%252FLand+cover%252F Accessed 12 December 2018</p>
Broad leaf woodland (%)	2015 – 4 2018 – No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
Coniferous woodland (%)	2015 – 11 2018 – No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
Arable (%)	2015 – 26 2018 – No information	No comparators	Insufficient data available to determine the trend.	None	Same as above

	available				
Improved grassland (%)	2015 – 23 2018 – No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
Rough and semi-natural grassland (%)	2015 – 8 2018 – No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
Water and wetland (%)	2015 – 3 2018 – No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
Heather moorland (%)	2015 – 14 2018 – No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
Montane and bare land (%)	2015 – 9 2018 – No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
Urban and sub-urban (%)	2015 – 2 2018 – No information available	No comparators	Insufficient data available to determine the trend.	None	Same as above
International natural heritage designations (Ramsar)	<u>Aberdeen City</u> sites – 0 hectares - 0	<u>Aberdeenshire</u> – 4 sites namely: Loch of Skene, Loch of Strathbeg, Muir of Dinnet and Ythan Estuary and Meikle Loch 2009 – 1239 hectares 2018 – 1208.61 hectares	No trend	New development has the potential to put pressure on site	SNHi accessed in July 2018 http://gateway.snh.gov.uk/sitelink/index.jsp
International natural heritage designations (Special Areas of Conservation (SAC))	<u>Aberdeen City</u> site – 1 hectare - 155	<u>Aberdeenshire</u> – sites – 12 Hectares – 5545	No trend	New development has the potential to put pressure on site	SNHi accessed in July 2018 http://gateway.snh.gov.uk/sitelink/index.jsp

International natural heritage designations (Special Protection Areas (SPA))	<u>Aberdeen City</u> site – 1 hectare – 60.51 Ythan Estuary, Sands of Forvie and Meikle Loch (extension) (pSPA)	<u>Aberdeenshire</u> – sites – 9 Hectares – 2227	No trend	New development has the potential to put pressure on site	SNHi accessed in July 2018 http://gateway.snh.gov.uk/sitelink/index.jsp
National natural heritage designations - Sites of Special Scientific Interest (SSSI)	<u>Aberdeen City</u> 2018: site – 4 (Corby Lily & Bishop Loch, Scotstown Moor, Cove Bay, Nigg Bay) hectare - 47	<u>Aberdeenshire</u> – sites – 85 Hectares - 15,655	No trend	New development has the potential to put pressure on site	SNHi accessed in July 2018 http://gateway.snh.gov.uk/sitelink/index.jsp
National natural heritage designations National Nature Reserve (NNR)	<u>Aberdeen City</u> site – 0 hectare - 0	<u>Aberdeenshire</u> – sites – 7 Hectares - 1072	No trend	New development has the potential to put pressure on site	SNHi accessed in July 2018 http://gateway.snh.gov.uk/sitelink/index.jsp
Local Nature Conservation Sites (LNCS)	<u>Aberdeen City</u> site – 16	<u>Aberdeenshire</u> – sites – 79	No trend	New development has the potential to put pressure on site	Aberdeenshire Council internal data
Local natural heritage designations - Scottish Wildlife Trust Reserves	<u>Aberdeen City</u> site – 0 hectare – N/A	<u>Aberdeenshire</u> – sites – 4 Hectares – N/A	No trend	New development has the potential to put pressure on site	Aberdeenshire Council internal data
Local natural heritage designations - RSPB Reserves	<u>Aberdeen City</u> site – 0 hectare – N/A	<u>Aberdeenshire</u> – sites – 3 Hectares – N/A	No trend	New development has the potential to put pressure on site	Aberdeenshire Council internal data
Local natural heritage designations - Ancient Woodland	<u>Aberdeen City</u> site – 140 hectare – N/A	<u>Aberdeenshire</u> – sites – 2,584 Hectares - 45,000	No trend	New development has the potential to put pressure on site	SNH, SNHi http://gateway.snh.gov.uk/sitelink/index.jsp <i>Source: SNH 2009</i>
Country Park	Aberdeen City	Aberdeenshire	No trend	New development has the	SNHi accessed July 2018

	0	4 sites		potential to put pressure on site	http://gateway.snh.gov.uk/sitelink/index.jsp
Area Covered by S.49 Agreement	Aberdeen City 0	Aberdeenshire 2 sites	No trend	New development has the potential to put pressure on site	SNHi accessed July 2018 http://gateway.snh.gov.uk/sitelink/index.jsp
Local Nature Reserve	Aberdeen City 4 sites	Aberdeenshire 2 sites	No trend	New development has the potential to put pressure on site	SNHi accessed July 2018 http://gateway.snh.gov.uk/sitelink/index.jsp
Quality and availability of public open space in urban and rural areas	The Aberdeen City audit identified 3471 hectares of open space (not including private gardens or sites under 0.2 hectares). The quality of open space varies across the city with public parks and gardens rating the highest and allotments and business amenity open space scoring the lowest rating	Data for Aberdeenshire Councils Open Space Audit was not available.	The poorest quality parks and open spaces tend to be found within the regeneration priority areas. It is more difficult to provide open space within densely populated areas.	Development pressure to build on urban open spaces. Revised standards for open space could encourage the development of more useful, publicly desirable and efficient types of open space, such as natural areas, green corridors, play spaces and allotments. This detail is likely to be taken forward through the local development plan and Aberdeen planning guidance.	Aberdeen City Council (2010) Open Space Audit
How "NE1 Green Space Network" policy is applied to planning applications	Aberdeen City Applications considered with reference to this policy between January 2017-July 2018	Aberdeenshire See relevant policies further below.	Planning applications are largely being determined in accordance with the policy.	None at present.	Aberdeen City Monitoring Statement (2019) https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FI

	Received: 41 Approvals: 32 Refusals: 8 Allowed on Appeal: 1				NAL.pdf Accessed December 2019.
How “NE2 Green Belt” policy is applied to planning applications	Aberdeen City Applications considered with reference to this policy between January 2017-July 2018 Received: 89 Approvals: 81 Refusals :4 Allowed on Appeal: 4	Aberdeenshire See relevant policies further below.	Planning applications are largely being determined in accordance with the policy.	None at present.	Aberdeen City Monitoring Statement (2019) https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20Flnal.pdf Accessed December 2019.
How “NE3 Urban Green Space” policy is applied to planning applications	Aberdeen City Applications considered with reference to this policy between January 2017-July 2018 Received: 32 Approvals: 27 Refusals :5 Allowed on Appeal: 2	Aberdeenshire See relevant policies further below.	Planning applications are largely being determined in accordance with the policy.	None at present.	Aberdeen City Monitoring Statement (2019) https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20Flnal.pdf Accessed December 2019.
How “NE4 Open Space Provision in New Developmenr” policy is applied to planning applications	Aberdeen City Applications considered with reference to this policy between January 2017-July 2018 Received: 18 Approvals: 16	Aberdeenshire See relevant policies further below.	Planning applications are largely being determined in accordance with the policy.	None at present.	Aberdeen City Monitoring Statement (2019) https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20Flnal.pdf

	Refusals :2 Allowed on Appeal: 0				Accessed December 2019.
How “NE5 Trees and Woodlands” policy is applied to planning applications	Aberdeen City Applications considered with reference to this policy between January 2017-July 2018 Received: 110 Approvals: 93 Refusals: 15 Allowed on Appeal: 2	Aberdeenshire See relevant policies further below.	Planning applications are largely being determined in accordance with the policy.	None at present.	Aberdeen City Monitoring Statement (2019) https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FINAL.pdf Accessed December 2019.
How “NE7 Coastal Planning” policy is applied to planning applications	Aberdeen City Applications considered with reference to this policy between January 2017-July 2018 Received: 6 Approvals: 6 Refusals :0 Allowed on Appeal: 0	Aberdeenshire See relevant policies further below.	Planning applications are largely being determined in accordance with the policy.	None at present.	Aberdeen City Monitoring Statement (2019) https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FINAL.pdf Accessed December 2019.
How Policy E1 “Natural heritage” is applied to Planning Applications	Aberdeen City See above	Aberdeenshire Applications considered with reference to this policy April 2017- April 2018: 304 Approved: 280 Refused: 24 Departures: 1 Appeals: 0	Planning applications are largely being determined in accordance with the policy. A departure was allowed as compensatory planting would replace the loss of and extend the life of the ancient woodland.	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018) https://www.aberdeenshire.gov.uk/media/24029/aldp2017monitoringstatementseptember2018v7.pdf Accessed December 2019

<p>How proposals within the green belt and coastal zone are applied to Planning Applications (policy R1 Special Rural Areas)</p>	<p>Aberdeen City See above</p>	<p>Aberdeenshire Applications considered with reference to this policy April 2017- April 2018: 196 Approved: 180 Refused: 16 Departures: 6 Appeals: 3</p>	<p>Planning applications are largely being determined in accordance with the policy. Social and economic benefits were cited as the reasons in most cases for allowing houses in the countryside and that a livery business is an enterprise appropriate to the countryside.</p>	<p>None at present.</p>	<p>Aberdeenshire Local Development Plan Monitoring Statement (September 2018)</p> <p>https://www.aberdeenshire.gov.uk/media/24029/aldp2017monitoringstatementseptember2018v7.pdf</p> <p>Accessed December 2019</p>
<p>How the protection of trees under Policy PR1 “Protecting important resources” is applied to Planning Applications</p>	<p>Aberdeen City See above</p>	<p>Aberdeenshire Applications considered with reference to this policy April 2017- April 2018: 133 Approved: 116 Refused: 27 Departures: 2 Appeals: 2 allowed</p>	<p>None relating to trees. Policy E1 was applied to development affecting ancient woodland (see above).</p>	<p>As Policy PR1 applies to water quality, mineral loss, open space, trees and prime agricultural land, it may not be possible to extract data precisely.</p>	<p>Aberdeenshire Local Development Plan Monitoring Statement (September 2018)</p> <p>https://www.aberdeenshire.gov.uk/media/24029/aldp2017monitoringstatementseptember2018v7.pdf</p> <p>Accessed December 2019</p>

Appendix 4.6 Human Health

SEA Indicator	Quantified information	Comparators and targets	Issues/ constraints	Data source(s)	
Life expectancy at birth (years)	<p>Aberdeen Male</p> <ul style="list-style-type: none"> • 2002-2004 – 74.4 • 2012-2014 – 76.8 • 2014-2016 - 76.4 • 2016-2018 – 76.9 <p>Female</p> <ul style="list-style-type: none"> • 2002-2004 – 79.9 • 2012-2014 – 80.1 • 2014-2016 – 80.8 • 2016-2018 – 81.1 	<p>Aberdeenshire: Male</p> <ul style="list-style-type: none"> • 2002-2004 -79.4 • 2012-2014 -76.3 • 2014-2016 – 79.2 • 2016-2018 – 79.2 <p>Female</p> <ul style="list-style-type: none"> • 2002-2004 - 80.8 • 2012-2014 - 82.3 • 2014-2016 - 82.4 • 2016-2018 – 82.9 	Life expectancy is improving year on year in the City and the Shire compared with Scottish figures. The Shire is faring much better than the City. In both the City and the Shire female life expectancy is much higher.	Increasing life expectancy has longer-term cost implications for local authorities for service provisions for ageing population.	National Records of Scotland (2019). <i>Life Expectancy for areas in Scotland</i> , [Online] Available at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/life-expectancy/life-expectancy-in-scottish-areas Accessed 18/12/19
Life expectancy at 65 years	<p>Aberdeen Male</p> <ul style="list-style-type: none"> • 2012-2014 – 18.4 • 2014-2016 – 16.9 • 2016-2018 – 17.4 <p>Female</p> <ul style="list-style-type: none"> • 2012-2014 – 20.2 • 2014-2016 – 19.7 • 2016-2018 – 19.90 	<p>Aberdeenshire Male</p> <ul style="list-style-type: none"> • 2012-2014 –17.1 • 2014-2016 - 18.3 • 2016-2018 – 18.2 <p>Female</p> <ul style="list-style-type: none"> • 2012-2014 – 18.5 • 2014-2016 – 20.3 • 2016-2018 – 20.7 	No trend	Healthy Life Expectancy represents the number of years that an individual can expect to live in good health.	Same as above
Care home place for Adults	<p>Aberdeen 2012 -2,036 2015 - 1,769</p>	<p>Aberdeenshire 2012- 2,061 2015 - 2,129</p>	No significant trend	Ageing population and disability will put pressure on resources	Aberdeen City Council (2016) Behind the Granite: Aberdeen Key Facts 2016 Available http://www.aberdeencity.gov.uk/tourism-visitor_attractions/tourists_visitors/statistics/BTG_2016_Care_and_Protection.aspx Accessed 11/7/16

Children looked after by LA	Aberdeen 2010 -690 2011- 642 2014 – 577	Aberdeenshire 2010 -496 2011- 498 2014 – 403	Things are improving in the City and the Shire	Pressure on Government and LA resources	Same as above
Children on child protection register	Aberdeen 2009 - 180 2010 - 119 2011- 96 2014 - 73	Aberdeenshire 2009 - 81 2010 -51 2011- 68 2014 – 68	Things are improving in the City compared with the Shire where the situation improved in 2010 but rose again in 2011	Pressure on Government and LA resources	Same as above
All crimes recorded by police	Aberdeen 2013/14 - 15,390 2014/15- 13,912	Aberdeenshire 2013/14 - 6,836 2014/15- 5,681	Things are improving	Crime and fear of crime can affect people's quality of life	Same as above
Fuel poor	Aberdeen 2009-11- 23% 2012-14 - 29%	Aberdeenshire 2009-11 -35% 2012-14 - 39%	Things are worsening	Worsening economy, longer winters, higher fuel prices and falling value of the pounds worsens the situation	Same as above
Income support	Aberdeen Feb 2012 -4,420 Feb 2015 - 1,770	Aberdeenshire Feb 2012 -2,980 Feb 2015- 1,310	No trend collected	Pressure on Government and LA resources	Same as above
Unemployment benefit claimants Figures (%)	Aberdeen 1/2015 - 1,635 (1.0) 1/2016 - 2,710 (1.7) 5/2016 – 3,405 (1.5) 11/2017 – 3,160 ((2.0)	Aberdeenshire 1/2015 - 1,080 (0.7) 1/2016 - 2,025 (1.2) 5/2016 – 2,470 (1.5) 11/2017 1, 965 (1.2)	Rising in Aberdeen City and the Shire but begins to fall by November 2017. The figures are lower than Scottish average	The down turn in the oil market may be the cause of rising unemployment	https://www.nomisweb.co.uk/reports/lmp/la/1946157405/report.aspx#tabempune mp https://www.nomisweb.co.uk/reports/lmp/gor/2013265931/report.aspx#tabempoc c https://www.nomisweb.co.uk/reports/lmp/la/1946157406/printable.aspx

					Accessed 10/1/18
Most deprived data zones – SIMD in most deprived 15%	Aberdeen 2009 - 28 2012 – 22 2016 - No data	Aberdeenshire 2009 - 5 2012 – 5 2016 - No data	Falling	Pressure on Government and LA resources	Aberdeen City Council (2016) Behind the Granite Aberdeen City Key Facts 2016
Incapacity benefit	Aberdeen 2012– 4,840 2015 – 230 2016 – 8,620	Aberdeenshire 2012 – 3,810 2015 – 230 2016 – 7,040	Not clear 2016 is for ESA and incapacity benefits	Pressure on Government and LA resources	https://www.nomisweb.co.uk/reports/imp/gor/2013265931/report.aspx#tabempoc Accessed 10/1/18
Footpaths	Aberdeen Total distances in 2018: • Rights of way: 88km • Core paths: 241km • Formartine and Buchan Way: 1.4km • Deeside Way: km	Aberdeenshire Total distances in 2018: • Rights of way: 666km • Core paths: 905km • Formartine and Buchan Way: 87km • Deeside Way: 66km • Gordon Way: 18.6km Core paths improved/developed: • 2008-2009: 12200m (new 8000m) • 2009-2010: 17600m (new 5860m) • 2010-2011: 947m (new 8637m) • 2011-2012: 23295m (11495m) • 2012-2013: No data • 2013-2014: 5473m (new: 635m) • 2015-2015: 8845m (new 4565m) • 2015-2016: 7402m (new 900m) • 2016-2017: 4937 (new	No comparisons can be made however more core paths are being developed/improved in the Shire.	In Aberdeenshire - permanent loss of paths is mostly down to erosion than new development. In Aberdeenshire communities are requesting paths to link between coastal communities, but possibilities are limited due to the erosion of cliffs and the suitability of running alongside the A90 trunk road.	Aberdeen City Council – Environment Policy Team Aberdeenshire Council – Environment Team

		0m)			
Green Networks	Aberdeen City (2017) Total amount of green space networks around the city: 17,178,733sq / 1,717.9ha	Aberdeenshire (2018) Banff and Buchan: 107,320sqm/10.7ha <ul style="list-style-type: none"> • Buchan: 1,405,584sqm/140.5ha • Formartine: 1,635,857sqm/163.5ha • Garioch: 4,585,519sqm 458.5ha • Kincardine and Mearns: 3,783,423sqm/ 378.3ha • Marr: 3,685,203sqm/ 368.5ha 	No comparison can be made at this stage.	Risk of being lost to development, but there is also the opportunity to increase and enhance green networks through new developments.	Aberdeen City Council GIS overlay. Accessed 18/12/2019 Aberdeenshire Council GIS overlay. Accessed 17/10/2018

Appendix 4.7 Population

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Population Projection 2016-based	Aberdeen <ul style="list-style-type: none"> • 2016 - 229,840 • 2017 – 231,248 • 2018 – 232,557 • 2019 – 233,521 • 2021 - 234,884 • 2026 - 237,169 • 2031 - 239,548 	Aberdeenshire <ul style="list-style-type: none"> • 2016 – 262,190 • 2017 – 264, 047 • 2018 – 266,078 • 2019 – 268,163 • 2021 - 272,019 • 2026 - 273,956 • 2031 - 287,442 	The projections show increasing population in the City and the Shire	It has implication for increased provision of housing, industry and services to meet the needs of growing population and therefore the potential pressure on resources	National Records of Scotland (2018). Population Projections for Scottish Areas (2016-based) (Online) Available at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections/sub-national-population-projections/2016-based Accessed 2/7/18
Household projections (based on 2014)	Aberdeen <ul style="list-style-type: none"> • 2014 – 105,287 • 2019 – 109,846 • 2024 – 114,880 • 2029 – 119,987 • 2034 – 130,370 	Aberdeenshire <ul style="list-style-type: none"> • 2014 – 108,381 • 2019 – 114,391 • 2024 – 120,276 • 2029 – 125,814 • 2034 – 130,761 	The projections show increasing households in the City and the Shire	Same as above	National Records of Scotland (2018). Household Projections for Scottish Areas (2014-based) (Online) Available at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-projections Accessed 2/7/18
Average Household size	Aberdeen <ul style="list-style-type: none"> • 2013 – 2.08 • 2014 – 2.09 • 2015 – 2.10 • 2016 – 2.07 • 2017 – 2.04 	Aberdeenshire <ul style="list-style-type: none"> • 2013 – 2.38 • 2014 – 2.38 • 2015 – 2.37 • 2016 - 2.35 • 2017 – 2.34 Scotland 2017 – 2.16	The projections show falling household size in the City and the Shire. However, Aberdeenshire is above the Scottish average.	Same as above	National Records of Scotland (2018). Estimates of Households and Dwellings in Scotland, 2017 (Online) Available at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2017 Accessed on 2/7/18

Population Change	<p>Aberdeen 2014 – 228,920 2015 – 230,350 2016 - 229,840</p> <p>Change % change (2014-15) 0.6% % change (2015-16) -0.22% Change projected for 2019 (3.8%)</p>	<p>Aberdeenshire 2014 – 260,530 2015 - 261,960 2016 - 262,190</p> <p>Change % change (2014-15) 0.5% % change (2015-16) 0.09% % change projected for 2019 (4.1%)</p>	Both areas are doing better than the Scottish average change of 0.6%. Over 10 years the City has added 8,520 persons to its population compared to the Shire's 20,660 addition	Components of population change by administrative area,	<p>Aberdeen City (2016) Briefing Paper 2016/03: Population Report, Aberdeen City and Shire. Available at: http://www.aberdeencity.gov.uk/nmsru/ntime/saveasdialog.asp?IID=71874&slD=3365</p> <p>https://www.nrscotland.gov.uk/files//statistics/population-estimates/mid-year-2016/16mype-cahb.pdf Accessed 15/1/18</p>
Population Structure	<p>Aberdeen</p> <ul style="list-style-type: none"> • 00-15 -14.7% • 16-24 – 14.4% • 25-44 – 32.3% • 45-64 - 23.7% • 65+ - 14.9% 	<p>Aberdeenshire</p> <ul style="list-style-type: none"> • 00-15 -18.7% • 16-24 – 9.7% • 25-44 – 25.1% • 45-64 – 28.8% • 65+ - 17.8% 	A trend exists if data is collected on the basis of male/female. But no trend exists for data collected on the basis of total persons before 2011.	A large proportion of working age population means large future pensionable and ageing population.	<p>Aberdeen City (2016) Briefing Paper 2016/03: Population Report, Aberdeen City and Shire. Available at: http://www.aberdeencity.gov.uk/nmsru/ntime/saveasdialog.asp?IID=71874&slD=3365</p>
Population density	<p>Aberdeen</p> <ul style="list-style-type: none"> • Area – 186 Km2 • 2012 – 1,187 • 2015 – 1,242 • 2016 – 1,250 • 2017 – 1,259 • 2018 – 1,268 	<p>Aberdeenshire</p> <ul style="list-style-type: none"> • Area – 6313km2 • 2015 - 41 • 2016 – 41.9 • 2017 – 42.3 • 2018 – 42.6 	The density is higher in the city than the shire Both densities have risen over time	There will be more pressure on resources provided in the City in one sense but less pressure on burning of fossil fuel on distance travelled in the City	<p>Computed from National Records of Scotland (2018). Population Projections for Scottish Areas (2014-based) (Online) Available at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections/sub-national-population-projections/2014-based/detailed-tables Accessed 10/1/18</p>

Appendix 4.8 Cultural Heritage

SEA Indicator	Quantified information	using this column for figures for Jan 2018	Trends	Issues/constraints	Data source(s)
Listed buildings	Aberdeen City Listed buildings <ul style="list-style-type: none"> • 2013– 1,215 • 2018 – 1,220 	Aberdeenshire <ul style="list-style-type: none"> • 2013– 3,715 • 2017 – 3,775 • 2018 – 3,776 	Increasing	New development also has potential to maintain or enhance cultural sites	Aberdeen City and Shire LDPA (2009) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i>
Listed buildings at risk	Aberdeen City <ul style="list-style-type: none"> • 2013 – 26 • 2018 – 29 	Aberdeenshire <ul style="list-style-type: none"> • 2013– 228 • 2018 – 268 (68 unlisted) • 	Increasing	New development also has potential to maintain or enhance cultural sites	Buildings at Risk (Register for Scotland) www.buildingsatrisk.org.uk
Conservation Areas	Aberdeen City <ul style="list-style-type: none"> • 2013 – 11 • 2018 – 11 	Aberdeenshire <ul style="list-style-type: none"> • 2013 – 42 • 2018 – 41 with another 14 proposed 	Decrease but forecast increase in short-medium term	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	Aberdeen City Council (online) https://aberdeencity.gov.uk/services/planning-and-building/conservation-areas Aberdeenshire Council (online) https://www.aberdeenshire.gov.uk/environment/built-heritage/what-is-a-conservation-area/#areas
Scheduled Monuments	Aberdeen City <ul style="list-style-type: none"> • 2016 – 45 • 2018 - 45 	Aberdeenshire <ul style="list-style-type: none"> • 2016 – 552 • 2017 – 552 • 2018 – 553 	No change	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	Historic Environment Scotland
Archaeological Sites and Monuments Record	Aberdeen City <ul style="list-style-type: none"> • 2016 - 5,370 • 2018 – 3,561 	Aberdeenshire <ul style="list-style-type: none"> • 2016 – 20,413 • 2017 – 20,584 • 2018 – 21, 237 (figure includes maritime sites) 	Rising in the Shire, falling in the City.	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	Aberdeenshire Council Archaeology Service – Historic Environment Records Database
Gardens and	Aberdeen City	Aberdeenshire	No change	New development has	Historic Environment Scotland

designed landscapes	<ul style="list-style-type: none"> • 2013 – 1 • 2016 - 1 • 2018 - 1 	<ul style="list-style-type: none"> • 2013 – 27 • 2016 – 34 • 2017 – 34 • 2018 – 28 		the potential to put pressure on, or be constrained by, built and cultural sites.	
Battlefields	Aberdeen City None	Aberdeenshire Alford – 1,645 Barra – 1,308 Fyvie – 1,644 Harlaw – 1,411	No change	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	https://portal.historicenvironment.scot/spatialdownloads
How policy D4 “Historic Environment” is applied to planning applications	Aberdeen City Applications considered with reference to this policy between January 2017-July 2018 Received: 548 Approvals: 500 Refusals:48 Allowed on Appeal: 7	Aberdeenshire See relevant policies further below.	Planning applications are largely being determined in accordance with the policy.	None at present.	Aberdeen City Monitoring Statement (2019) https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FINAL.pdf Accessed December 2019.
How policy D5 “Our Granite Heritage” is applied to planning applications	Aberdeen City Applications considered with reference to this policy between January 2017-July 2018 Received: 131 Approvals: 118 Refusals:13 Allowed on Appeal: 0	Aberdeenshire See relevant policies further below.	Planning applications are largely being determined in accordance with the policy.	None at present.	Aberdeen City Monitoring Statement (2019) https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FINAL.pdf Accessed December 2019.
How Policy HE1 on listed buildings and	Aberdeen City See above	Aberdeenshire Applications considered with	Planning applications are largely being determined in accordance with the	None at present. Future reviews will consider demolition of	Aberdeenshire Local Development Plan Monitoring Statement (September 2018)

archaeological site is applied to planning applications		<p>reference to this policy</p> <ul style="list-style-type: none"> • April 2017- April 2018: 245 <ul style="list-style-type: none"> ○ Approved: 235 ○ Refused: 10 ○ Departures: 5 ○ Appeals: 0 	policy. Departures related to replacement windows and building of a car park.	listed buildings.	<p>https://www.aberdeenshire.gov.uk/media/24029/alp2017monitoringstatementsseptember2018v7.pdf</p> <p>Accessed December 2019</p>
How Policy HE2 on other protected areas is applied to planning applications	<p>Aberdeen City See above</p>	<p>Aberdeenshire Applications considered with reference to this policy</p> <ul style="list-style-type: none"> • April 2017- April 2018: 241 <ul style="list-style-type: none"> ○ Approved: 230 ○ Refused: 11 ○ Departures: 2 ○ Appeals: 0 	Planning applications are largely being determined in accordance with the policy. Departures related to replacement windows in a conservation area.	None at present.	<p>Aberdeenshire Local Development Plan Monitoring Statement (September 2018)</p> <p>https://www.aberdeenshire.gov.uk/media/24029/alp2017monitoringstatementsseptember2018v7.pdf</p> <p>Accessed December 2019</p>

Appendix 4.9 Landscape

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Landscape character	In Aberdeen there are 27 landscape character areas.	<p>There are 42 landscape character areas in Aberdeenshire, including 9 within the CNP.</p> <p>The four Landscape Character Assessments that cover the North East provides a brief overview of past land use practices and discusses potential land uses for existing landscapes.</p>	Insufficient data available to determine the trend.	<p>The inappropriate scale and insensitive siting of future new development may adversely affect landscape characteristics (e.g. changing its landscape character type, not respecting local topography/contours).</p> <p>New development not fitting in with the landscape's capacity to absorb further developments (e.g. design, layout and sense of place) – need to promote suitable development capacity.</p>	<p>Scottish Natural Heritage (1997) <i>National programme of landscape character assessment: Banff and Buchan</i>, Review No 37.</p> <p>Scottish Natural Heritage (1996) <i>Cairngorms landscape assessment</i>, Review No 75.</p> <p>Scottish Natural Heritage (1996) <i>Landscape character assessment of Aberdeen</i>, Review No 80</p> <p>Scottish Natural Heritage (1998) <i>South and Central Aberdeenshire: landscape character assessment</i>, Review No 102.</p>
Special Landscape Areas	Aberdeen has none. It has the green belt.	Aberdeenshire 2018: 10 sites	Replaced the Valued Views and Areas of Landscape Significance designations.	New and cumulative development has the potential to put pressure on these sites.	<p>Supplementary Guidance 9: Special Landscape Areas (2017) https://www.aberdeenshire.gov.uk/planning/plans-and-policies/aberdeenshire-local-development-plan-2017/</p> <p>Accessed December 2019</p>
How policy “D2 Landscape” is applied to planning applications	Aberdeen City Applications considered with reference to this policy between	Aberdeenshire See relevant policies further below.	Planning applications are largely being determined in	None at present.	<p>Aberdeen City Monitoring Statement (2019)</p> <p>https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-</p>

	January 2017-July 2018 Received: 75 Approvals: 59 Refusals:16 Allowed on Appeal: 2		accordance with the policy.		%20Monitoring%20Statement%20FINAL.pdf Accessed December 2019.
How policy “NE3 Urban Green Space” is applied to planning applications	Aberdeen City Applications considered with reference to this policy between January 2017-July 2018 Received: 32 Approvals: 27 Refusals:5 Allowed on Appeal:2	Aberdeenshire See relevant policies further below.	Planning applications are largely being determined in accordance with the policy.	None at present.	Aberdeen City Monitoring Statement (2019) https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FINAL.pdf Accessed December 2019.
How “Landscape character” and Special Landscape Areas in Policy E2 are applied to planning applications	Aberdeen City See above	Applications considered with reference to this policy • April 2017- April 2018: 368 ○ Approved: 325 ○ Refused: 43 ○ Departures: 0 ○ Appeals: 1 allowed	Planning applications are largely being determined in accordance with the policy. Appeal related to noise.	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018) https://www.aberdeenshire.gov.uk/media/24029/alp2017monitoringstatementsseptember2018v7.pdf Accessed December 2019
How “Public open space” under Policy P2 is applied to planning applications	Aberdeen City See above	Applications considered with reference to this policy • April 2017- April 2018: 57 ○ Approved: 49	Planning applications are being determined in accordance with the policy.	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018) https://www.aberdeenshire.gov.uk/media/24029/alp2017monitoringstatementsseptember2018v7.pdf

		<ul style="list-style-type: none"> o Refused: 8 o Departures: 0 o Appeals: 0 allowed 			Accessed December 2019
Percentage Greenspace type (primary codes only)	%	%	Trend	Constraints/Issues	Greenspace Scotland (February 2018) The Third State of Scotland's Greenspace Report (online) Available at http://www.greenspacescotland.org.uk/Data/Sites/1/media/docs/sosgreport/3rdstateofscotlandsgreenspacereport_010218.pdf
Public Park and Garden	8	1	No Trend		Same as above
Private Garden	27	28	No Trend	Same as above	Same as above
School Grounds	2	2	No Trend	Same as above	Same as above
Institutional Grounds	2	1	No Trend	Same as above	Same as above
Amenity Residential or business	31	23	No Trend	Same as above	Same as above
Play space	<1	<1	No Trend	Same as above	Same as above
Playing Fields	2	2	No Trend	Same as above	Same as above
Golf Course	6	7	No Trend	Same as above	Same as above
Tennis Course	<1	<1	No Trend	Same as above	Same as above
Bowling Green	<1	<1	No Trend	Same as above	Same as above
Other Sports facility	2	1	No Trend	Same as above	Same as above
Natural total	14	31	No Trend	Same as above	Same as above

Allotments or community growing space	<1	<1	No Trend	Same as above	Same as above
Religious grounds	<1	<1	No Trend	Same as above	Same as above
Cemetery	<1	1	No Trend	Same as above	Same as above
Camping or caravan park	<1	<1	No Trend	Same as above	Same as above
Land use changing	5	3	No Trend	Same as above	Same as above
Percentage Greenspace type (primary and secondary codes only)	%	%	Trend	Constraints/Issues	Greenspace Scotland (February 2018) The Third State of Scotland's Greenspace Report (online) Available at http://www.greenspacescotland.org.uk/Data/Sites/1/media/docs/sosgreport/3rdstateofscotlandsgreenspacereport_010218.pdf
Public Park and Garden	8	1	No Trend	Same as above	Same as above
Private Garden	27	27	No Trend	Same as above	Same as above
School Grounds	2	2	No Trend	Same as above	Same as above
Institutional Grounds	2	1	No Trend	Same as above	Same as above
Amenity Residential or business	30	22	No Trend	Same as above	Same as above
Play space	<1	<1	No Trend	Same as above	Same as above
Playing Fields	3	3	No Trend	Same as above	Same as above

Golf Course	6	7	No Trend	Same as above	Same as above
Tennis Course	<1	<1	No Trend	Same as above	Same as above
Bowling Green	<1	<1	No Trend	Same as above	Same as above
Other Sports facility	2	1	No Trend	Same as above	Same as above
Natural total	14	32	No Trend	Same as above	Same as above
Allotments or community growing space	<1	<1	No Trend	Same as above	Same as above
Religious grounds	<1	<1	No Trend	Same as above	Same as above
Cemetery	<1	1	No Trend	Same as above	Same as above
Camping or caravan park	<1	<1	No Trend	Same as above	Same as above
Land use changing	4	3	No Trend	Same as above	Same as above
Summary Area Total of Greenspace types (primary codes only)	%	%	Trend	Constraints/Issues	Greenspace Scotland (February 2018) The Third State of Scotland's Greenspace Report (online) Available at http://www.greenspacescotland.org.uk/Data/Sites/1/media/docs/sosgreport/3rdstateofscotlandsgreenspacereport_010218.pdf
Public Park and Garden	492	59	No Trend	Same as above	Same as above

Private Garden	1,737	1,619	No Trend	Same as above	Same as above
School Grounds	146	130	No Trend	Same as above	Same as above
Institutional Grounds	133	65	No Trend	Same as above	Same as above
Amenity Residential or business	1,960	1,357	No Trend	Same as above	Same as above
Play space	14	16	No Trend	Same as above	Same as above
Playing Fields	124	91	No Trend	Same as above	Same as above
Golf Course	358	425	No Trend	Same as above	Same as above
Tennis Course	2	1	No Trend	Same as above	Same as above
Bowling Green	6	4	No Trend	Same as above	Same as above
Other Sports facility	142	50	No Trend	Same as above	Same as above
Natural total	874	1,804	No Trend	Same as above	Same as above
Allotments or community growing space	16	7	No Trend	Same as above	Same as above
Religious grounds	16	12	No Trend	Same as above	Same as above
Cemetery	28	32	No Trend	Same as above	Same as above
Camping or caravan park	4	15	No Trend	Same as above	Same as above
Land use changing	286	169	No Trend	Same as above	Same as above

Total	6,338	5,858			
Summary Area Total of Greenspace types (primary and secondary codes only)	%	%	Trend	Constraints/Issues	Greenspace Scotland (February 2018) The Third State of Scotland's Greenspace Report (online) Available at http://www.greenspacescotland.org.uk/Data/Sites/1/media/docs/sosgreport/3rdstateofscotlandsgreenspacereport_010218.pdf
Public Park and Garden	492	59	No Trend	Same as above	Same as above
Private Garden	1,741	1,620	No Trend	Same as above	Same as above
School Grounds	146	130	No Trend	Same as above	Same as above
Institutional Grounds	138	68	No Trend	Same as above	Same as above
Amenity Residential or business	1,969	1,360	No Trend	Same as above	Same as above
Play space	19	22	No Trend	Same as above	Same as above
Playing Fields	168	160	No Trend	Same as above	Same as above
Golf Course	358	425	No Trend	Same as above	Same as above
Tennis Course	5	2	No Trend	Same as above	Same as above
Bowling Green	9	5	No Trend	Same as above	Same as above
Other Sports facility	156	58	No Trend	Same as above	Same as above

Natural total	940	1,967	No Trend	Same as above	Same as above
Allotments or community growing space	16	7	No Trend	Same as above	Same as above
Religious grounds	16	12	No Trend	Same as above	Same as above
Cemetery	28	32	No Trend	Same as above	Same as above
Camping or caravan park	4	16	No Trend	Same as above	Same as above
Land use changing	286	169	No Trend	Same as above	Same as above
Total	6,490	6,112			

Appendix 4.10 Material Assets

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Council tax Band D	Aberdeen 2011/12 - £1,230. 2016.17 - £1,230. 2017/18 - £1,230 2018/19 - £1,267	Aberdeenshire 2011/12 - £1,141 2016/17 - £1,141 2017/18 -£1,170 2018/19 - £1,205	After several years of no change, charges are now increasing annually.	Government policy on keeping household costs down affects how much councils can charge	Aberdeenshire Council https://www.aberdeenshire.gov.uk/council-tax/charges/ Aberdeen City Council https://www.aberdeencity.gov.uk/services/council-tax/view-council-tax-bands
Household tenure – owner occupied	Aberdeen 2012/13 – 55% 2016 – 58%	Aberdeenshire 2012/13 – 73% 2016 – 77%	Increasing proportion of owner-occupied housing in City and Shire although it is higher in the Shire	House prices for first time buyers may be a constraint as is the general economic climate	Source: Scottish Survey Core Questions (SSCQ) 2016 http://www.gov.scot/Topics/Statistics/About/Surveys/SSCQ/
Household tenure – social rent	Aberdeen 2012/13 – 26% 2016 – 22%	Aberdeenshire 2012/13 – 16% 2016 – 12%	Low compared those living in their own homes and decreasing over time	Availability of funding for building affordable housing	Same as above
Household tenure – private rent	Aberdeen 2012/13 –19 % 2016 – 20%	Aberdeenshire 2012/13 – 10% 2016 – 10%	Proportion steady in Aberdeenshire but increasing in City	Probably open market rental values will constrain choice in this sector	Same as above
Public-sector housing stock	Aberdeen March 2012 - 22,740 March 2015 - 22,328 2017 – 22,041	Aberdeenshire March 2012 - 12,877 March 2015 - 12,856 2017 – 12,869	The Stock is falling	Issue is energy efficiency in this sector	Housing Statistics for Scotland - Public sector housing stock http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/StockPublicSector
Economic Activity Rates,	Aberdeen 2012 - 83.0% 2014 – 2015 – 80.5% 2016 – 75.2% 2017 – 79.0%	Aberdeenshire 2012 - 82.6% 2014-2016- 84.0% 2016 – 82.6% 2017 – 82.3%	Rising in the Shire but falling in the City Rising in both the City and Shire	Falling oil prices Jan 2016 lowest price per barrel (since 2008) at \$29. Prices have since	Same as above Source: Nomis: annual population survey

				stabilised with overall steady growth experienced since mid-2017.	
Average Gross Weekly earnings	Aberdeen 2011/12 - £574.90 2014/14 - £617.00 2016 - £557.40 2017 - £545.60	Aberdeenshire 2011/12 -£456.70 2014/14 - £482.50 2016 – £570.20 2017 - £566.10	Quite high for the City and the Shire compared with national average. The Shire remains above the national average in 2017, although by a smaller margin than 2016. The City is now just less (£2.10 per week).	The influence of the oil industry continues to keep wages in the North East. Confidence has grown in the industry again with most stats indicating a positive recovery	Same as above Source: Nomis: annual survey of hours and earnings - resident analysis
Established Housing Land Supply (EHLS) (including small sites)	Aberdeen 2016 – 21,271 2017 - 20,651 2018 – 21,052 2019 – 20, 091	Aberdeenshire 2016 – 25, 634 2017 - 25, 486 2018 – 25,582 2019 – 25, 319	Established supply has generally decreased as sites that were allocated in the 2017 ALDPs are built out.	Part of the overall land supply is classed as constrained	Aberdeen City and Aberdeenshire Housing Land Audit 2016, 2017, 2018, 2019 https://www.aberdeencity.gov.uk/services/housing/housing-land-audit
EHLS on Greenfield (%) (For Aberdeen Housing Market)	Aberdeen 2016 – 86% 2017 - 86% 2018 – 82% 2019 – 83%	Aberdeenshire 2016 – 94% 2017 - 94% 2018 – 92% 2019 – 92%	Slight increase in the city. No change in the Shire.	See below	Same as above
EHLS on Brownfield (%) (For Aberdeen Housing Market)	Aberdeen 2016 – 14% 2017 - 14% 2018 – 18% 2019 – 17%	Aberdeenshire 2016 – 6% 2017 - 6% 2018 – 8% 2019 – 8%	Slight decrease in the city. No change in the Shire.	Most brownfield sites only enter the land supply once they have consent, so the true proportion is likely to be higher than this.	Same as above

Constrained Housing Land Supply	Aberdeen 2016 – 3,020 2017 - 2,915 2018 – 1,955 2019 – 3,593	Aberdeenshire 2016 – 6,808 2017 - 7,083 2018 – 7,228 2019 – 6,911	Dramatic rise in the City but falling in the Shire.	Notable increase in Aberdeen City relates to a small number of large sites mainly due to ownership, land use and marketability. Continued progress on large Aberdeenshire sites.	Same as above
5 – year effective housing land supply (including small sites)	Aberdeen 2016 – 6,648 2017 - 6,631 2018 – 7,451 2019 – 6,422	Aberdeenshire 2016 – 8,112 2017 - 7,727 2018 – 8,288 2019 – 7,901	Decreasing in both City and Shire due to progress on sites that were allocated in the 2017 ALDPs.	Some uncertainty over future market demand	Same as above
Effective Units Programmed Beyond Year 5	Aberdeen 2016 – 11,603 2017 - 11,105 2018 – 11,637 2019 – 10,076	Aberdeenshire 2016 – 10,714 2017 - 10,678 2018 – 10,066 2019 – 10, 507	Falling in the City but there has been a slight increase in the Shire.	In the City some units have moved into the five-year supply and others to the constrained supply. In Aberdeenshire there has been a slowing down of build rates this year reflecting market demand.	Same as above
Housing completions	Aberdeen 2015 - 795 2016 – 833 2017 - 1,176 2018 – 1,211	Aberdeenshire 2015 – 1,304 2016 – 1,133 2017 – 885 2018 - 983	Rising in both the City and Aberdeenshire.	The market conditions remain difficult however it is likely to pick up over the next few years.	Same as above

Appendix 4.11 Employment Land

Aberdeen City

	Established	Constrained	Marketable	Immediately Available	Under Construction
2012	298	147	125	58	10
2013	272	89	166	71	25.4
2014	246	89	140	66	34
2015	280	111	169	71	45
2016	269	64	205	46	27
2017	286	64	223	52	12
2018	286	64	223	52	12
2019	274	64	210	52	0

Aberdeenshire

	Established	Constrained	Marketable	Immediately Available	Under Construction
2012	628	231	397	29	12
2013	608	233	375	45	13
2014	596	197	399	40	11
2015	581	240	341	60	7
2016	558	217	341	70	13
2017	551	253	298	65	8
2018	553	245	307	68	3
2019	548	267	281	64	2

Appendix 5 Maps

Map 1 – Blanket Peat Soil

Map 2 – Sites of Special Scientific Interest

Map 3 – Local Nature Conservation Sites

Map 4 – Local Nature Reserves

Map 5 – (a) River Dee SAC in Aberdeen City, (b) Ythan Estuary, Sands of Forvie and Meikle Loch (extension) SPA

Map 6 – Sites and Monuments Record

Map 7 – Listed Buildings

Map 8 – Conservation Areas

Map 9 – Union Street Conservation Area Regeneration Scheme

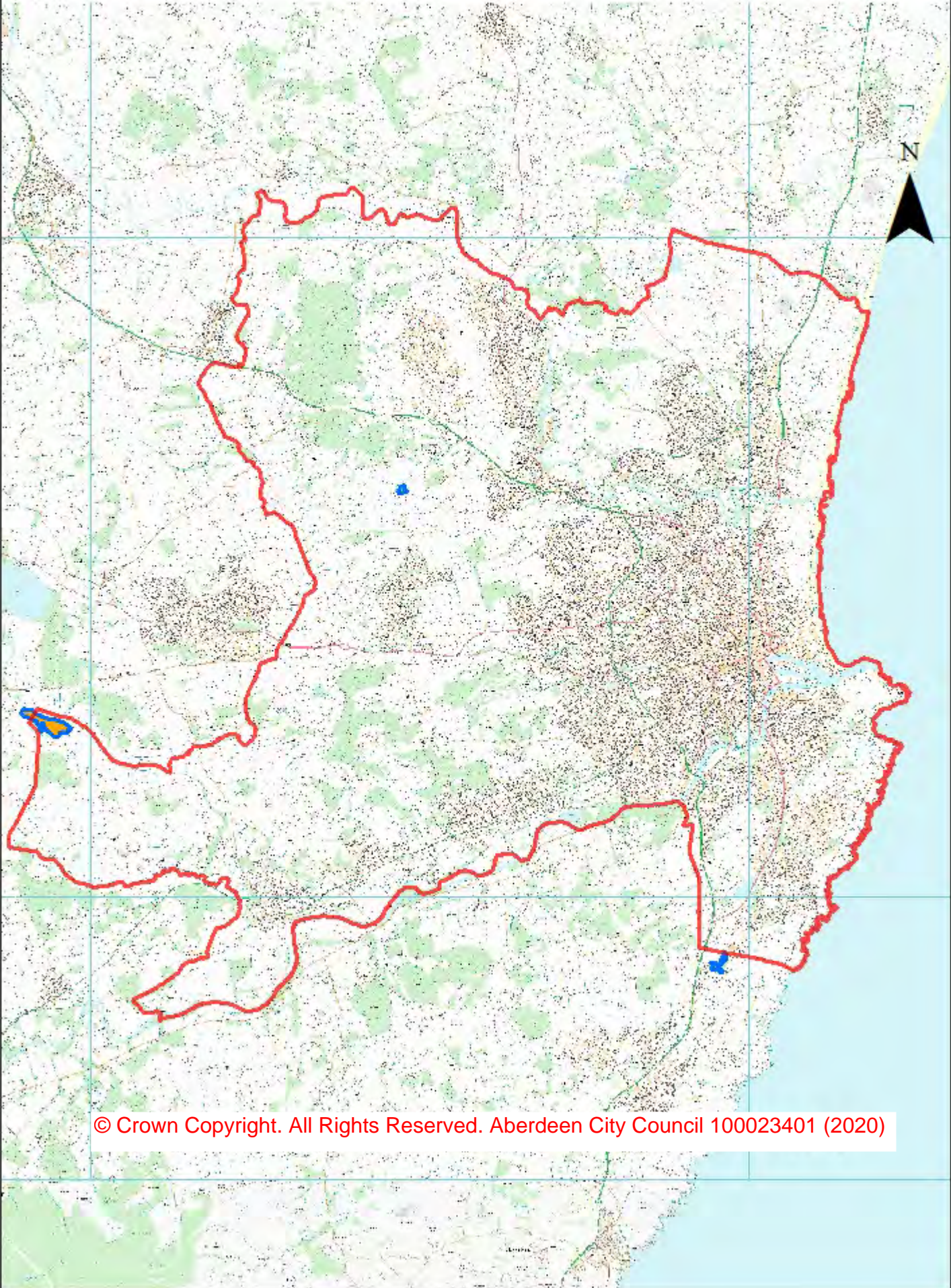
Map 10 – Duthie Park Designed Landscape

Map 11 – Vacant and Derelict Land Survey Sites 2017

Map 12 – Open Space Audit 2012 Quality of Open Spaces

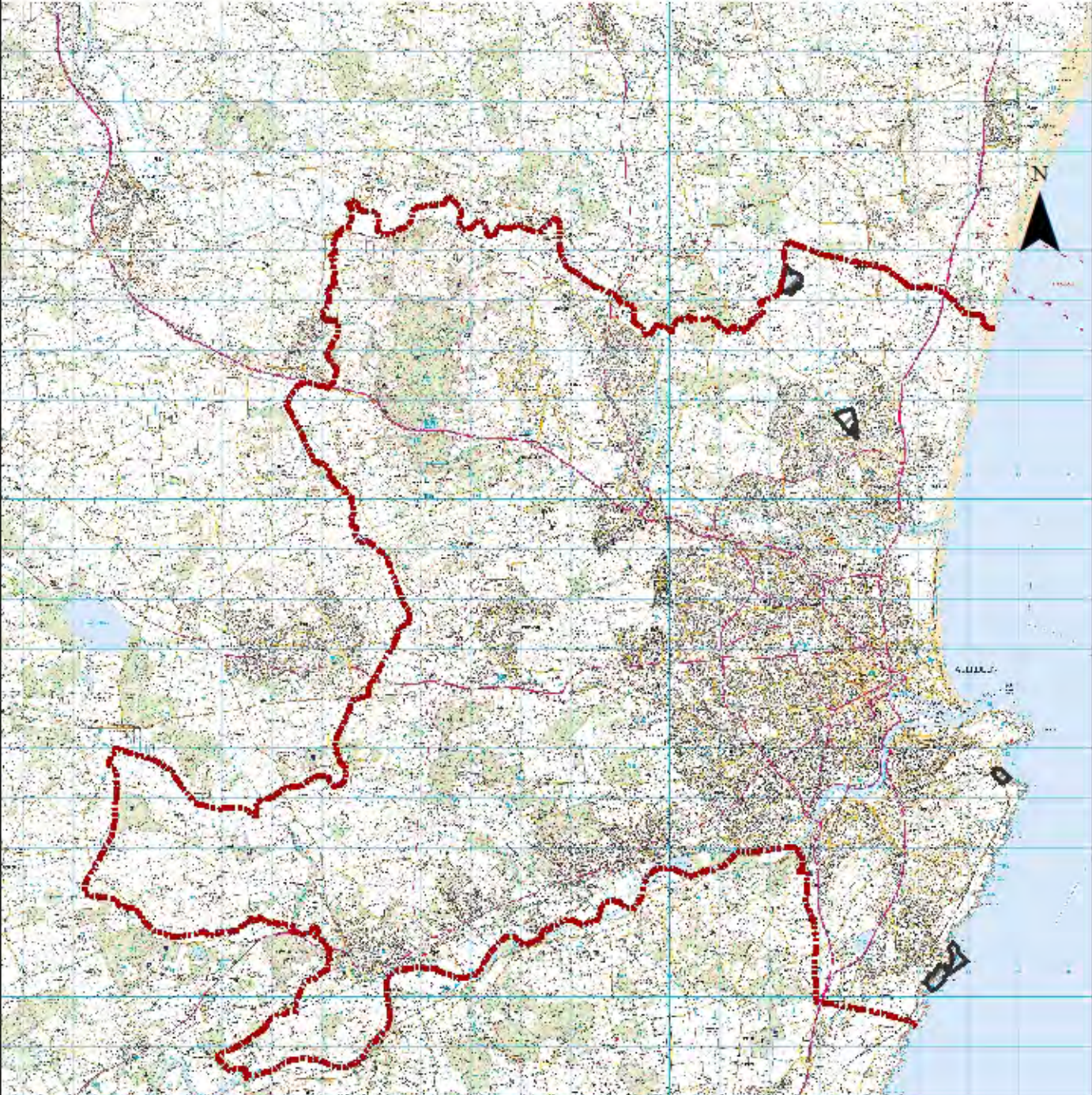
Map 13 – Scottish Index of Multiple Deprivation

Map 1 - Peat Soils



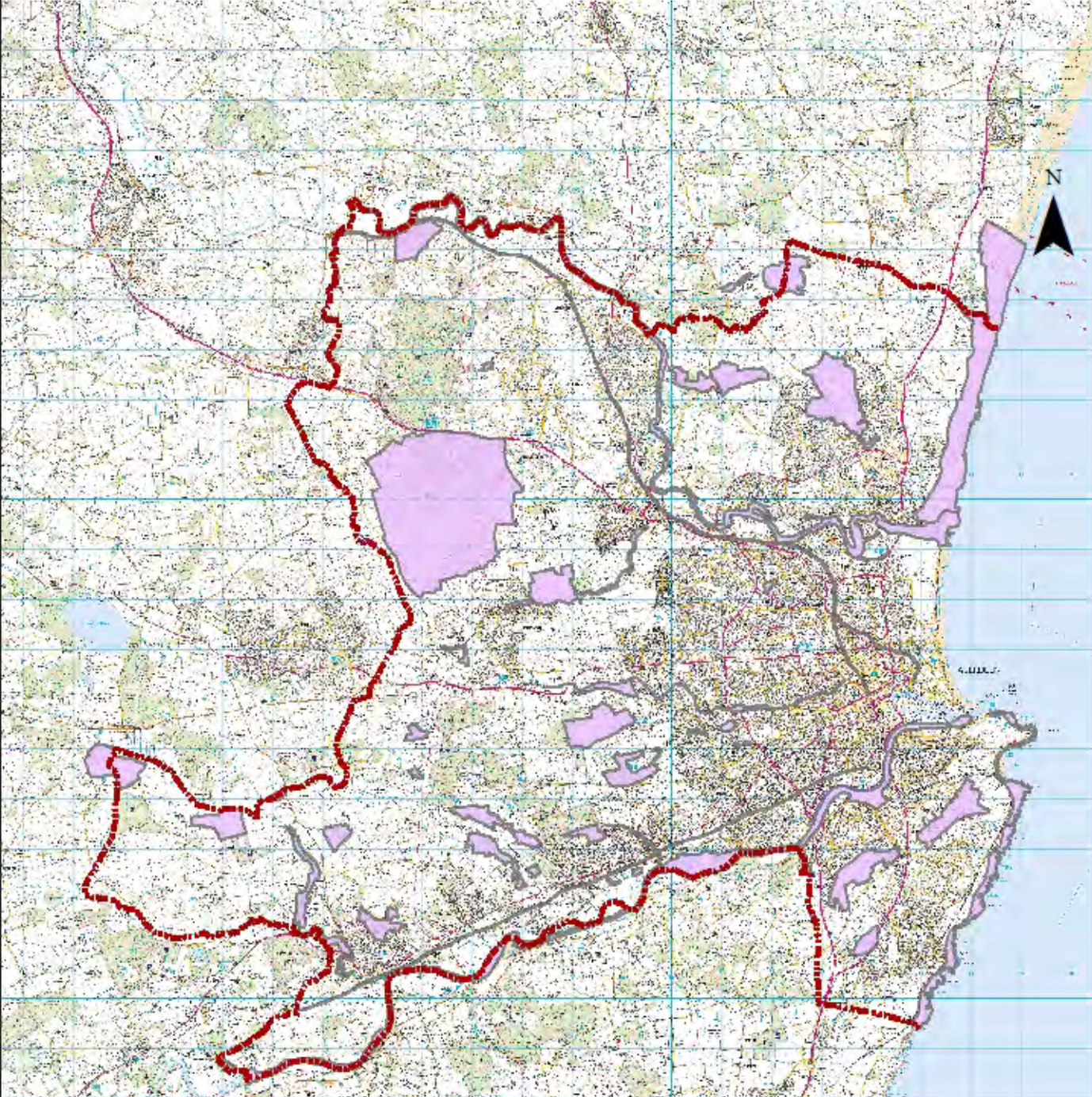
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Map 2 - Sites of Special Scientific Interest



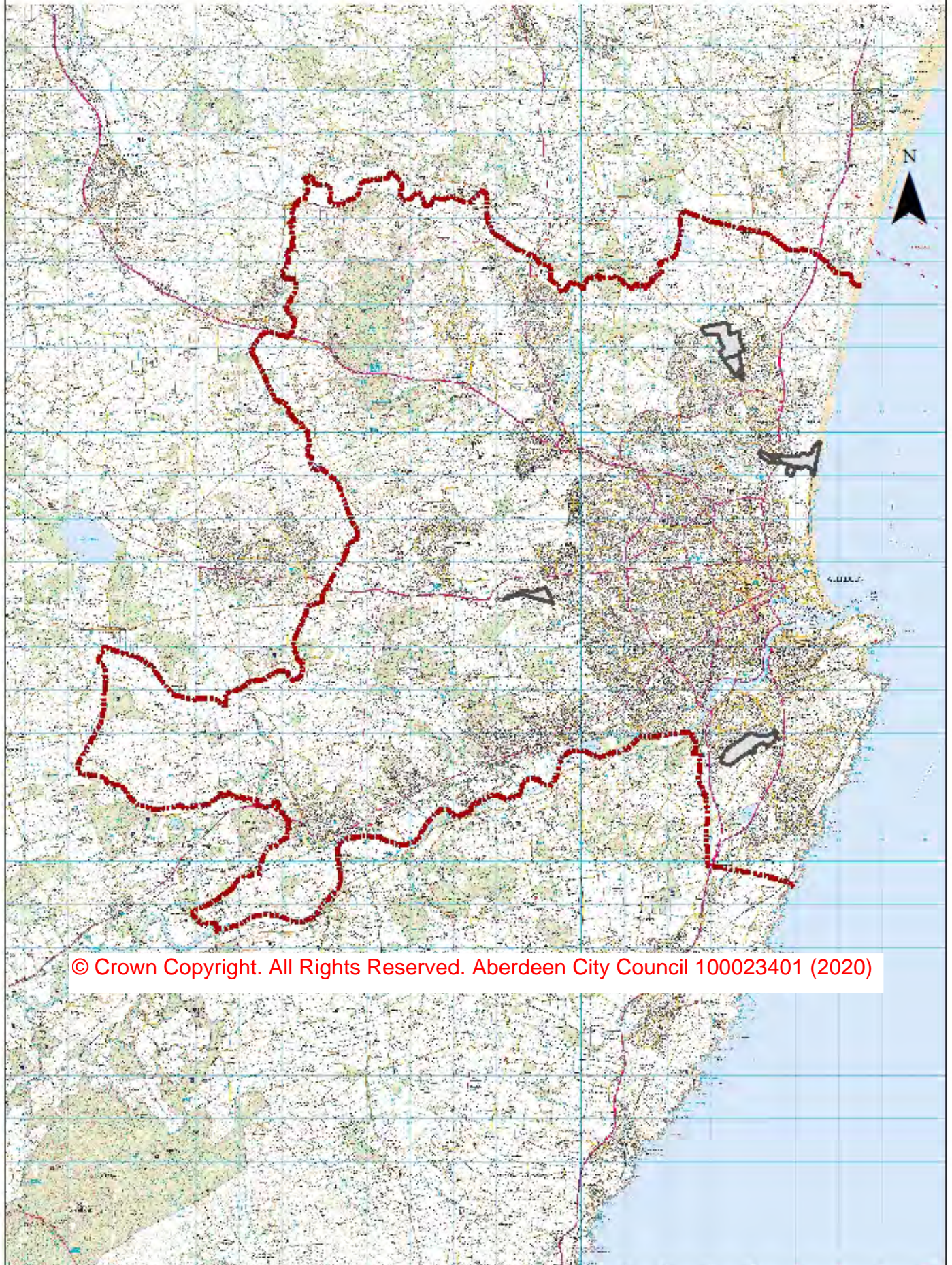
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Map 3 - Local Nature Conservation Sites



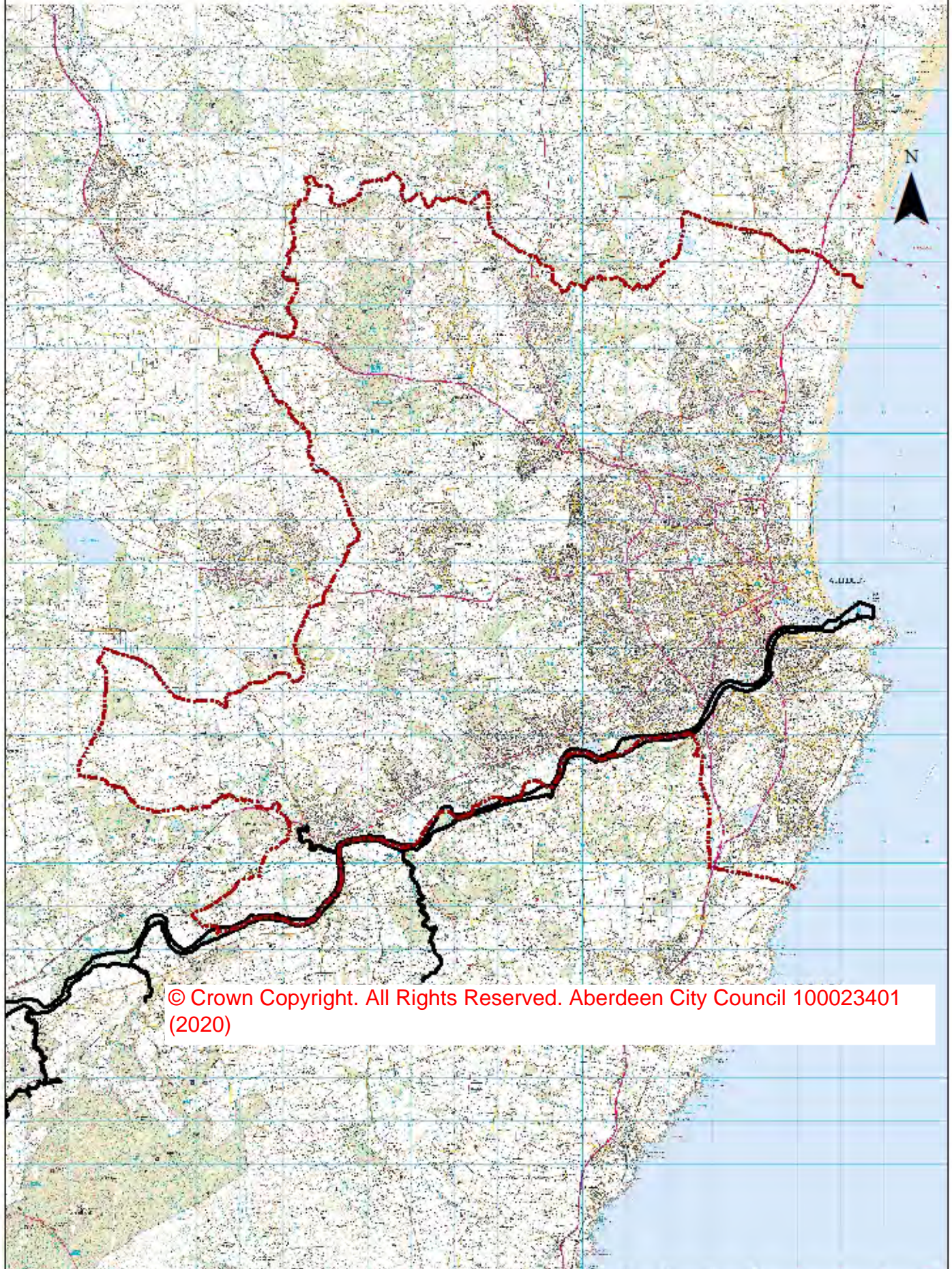
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Map 4 - Local Nature Reserves



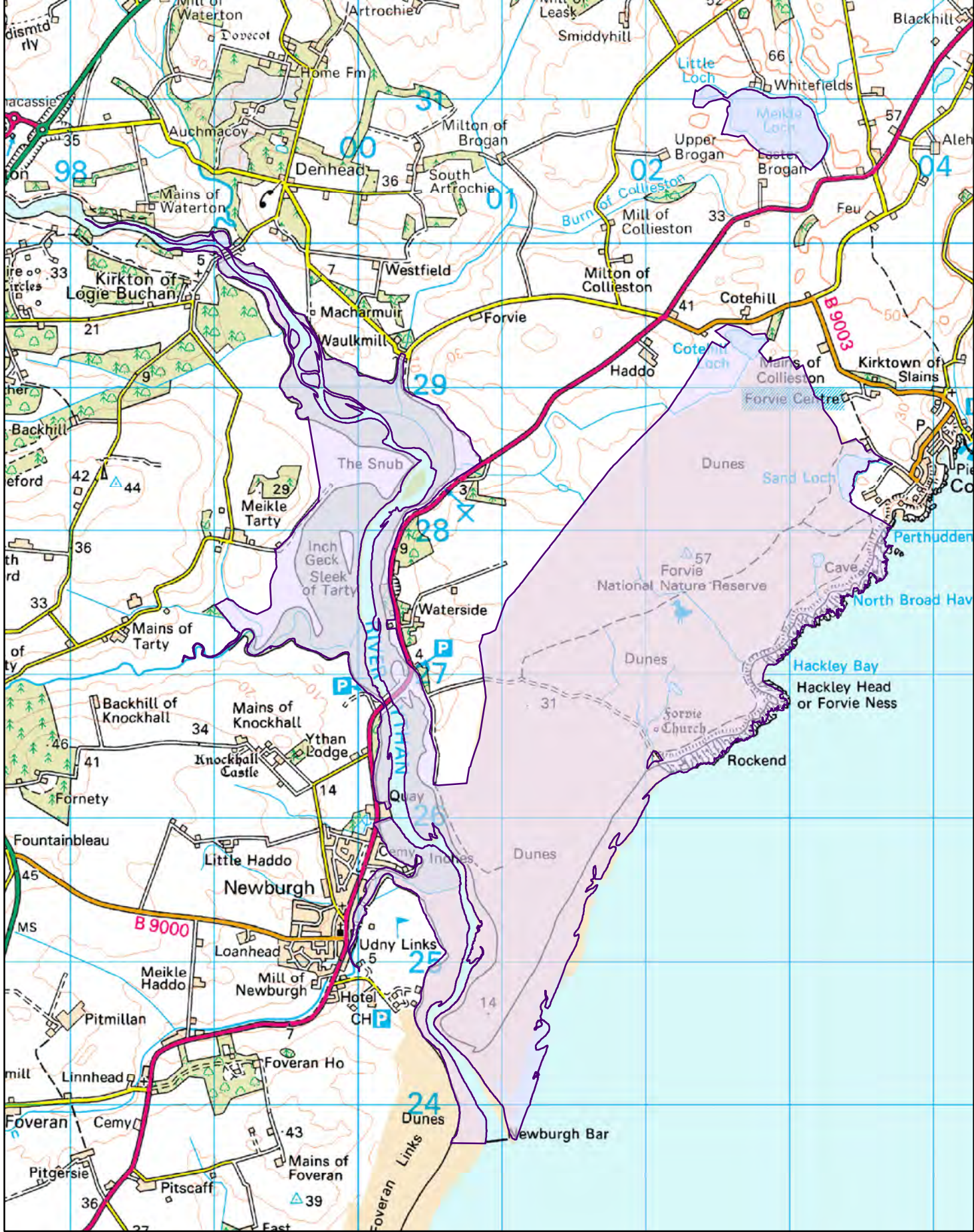
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**Map 5 - European Sites:
5a - River Dee Special Area of Conservation**




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5b - Ythan Estuary, Sands of Forvie, Sands of Forvie and Meikle Loch (extension) SPA

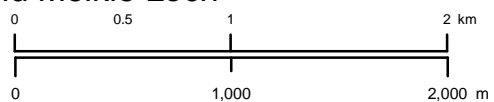


Ythan Estuary, Sands of Forvie and Meikle Loch

Special Protection Area
EC Site Code: UK9002221

 Site boundary

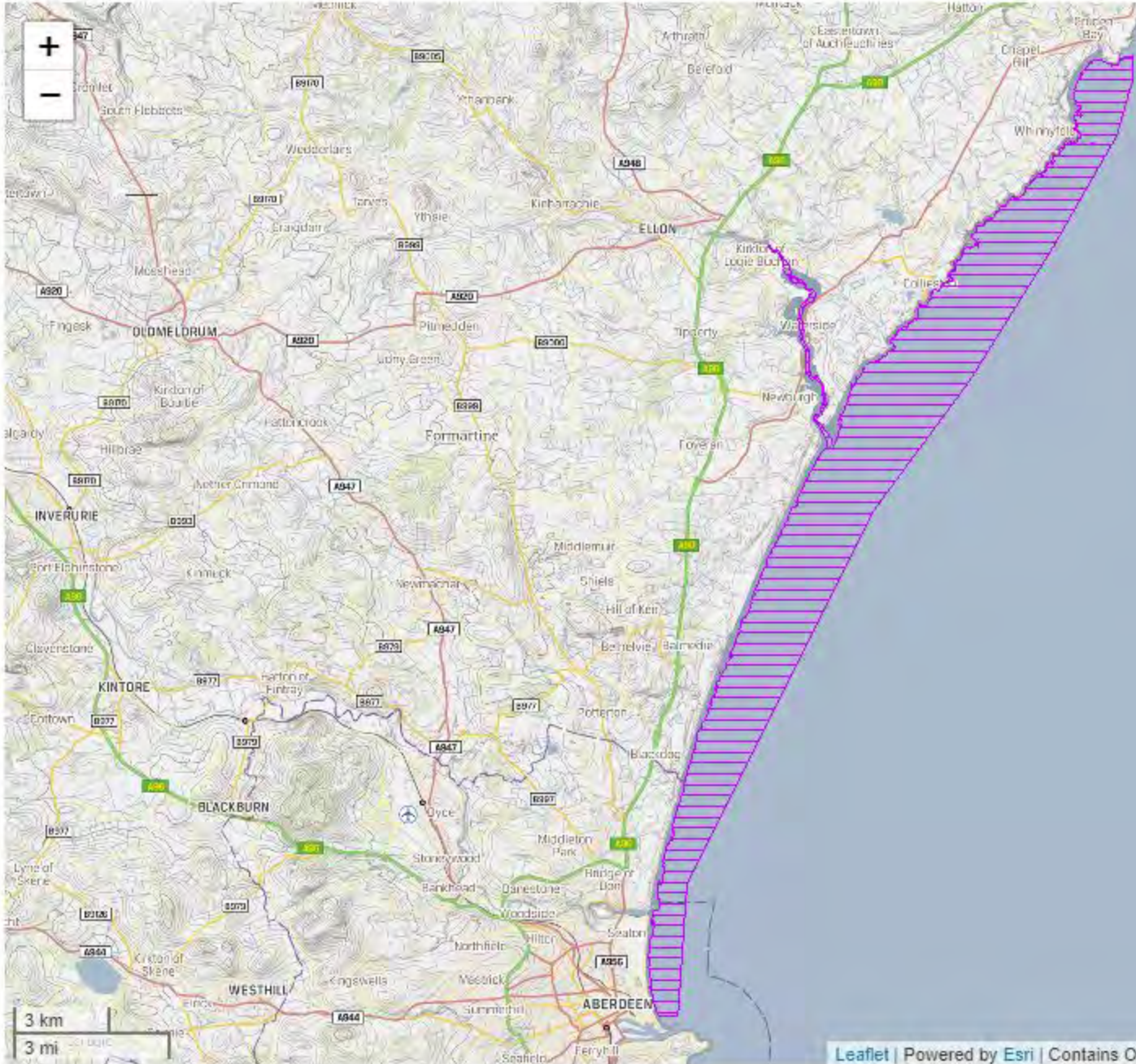
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Scale 1:35,000

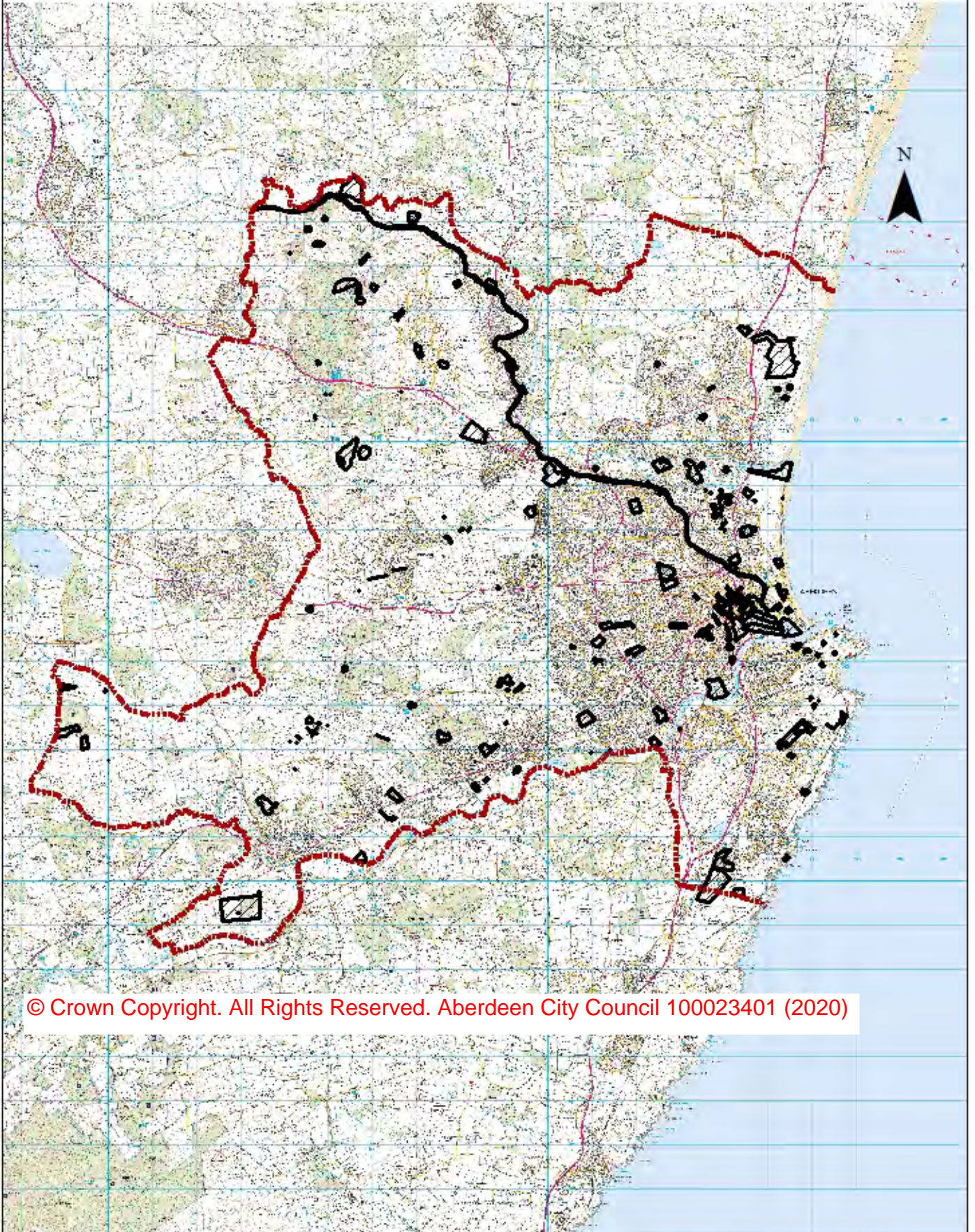
This is an updated representation of the classified site boundary.
Any apparent small differences are due to changes to the OS backdrop





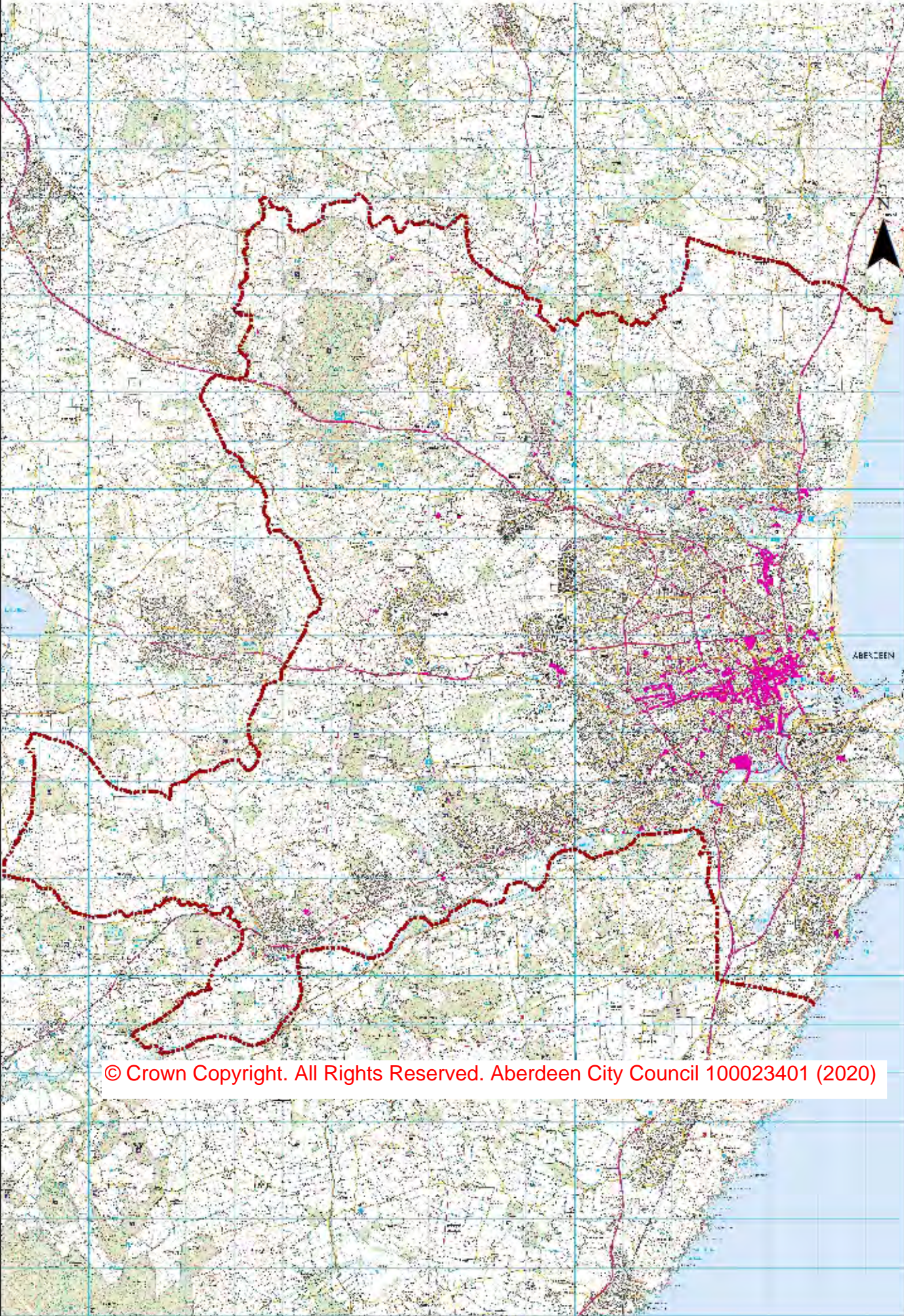
Ythan Estuary, Sands of Forvie and Meikle Loch (extension) SPA

Map 6 - Sites and Monuments Record



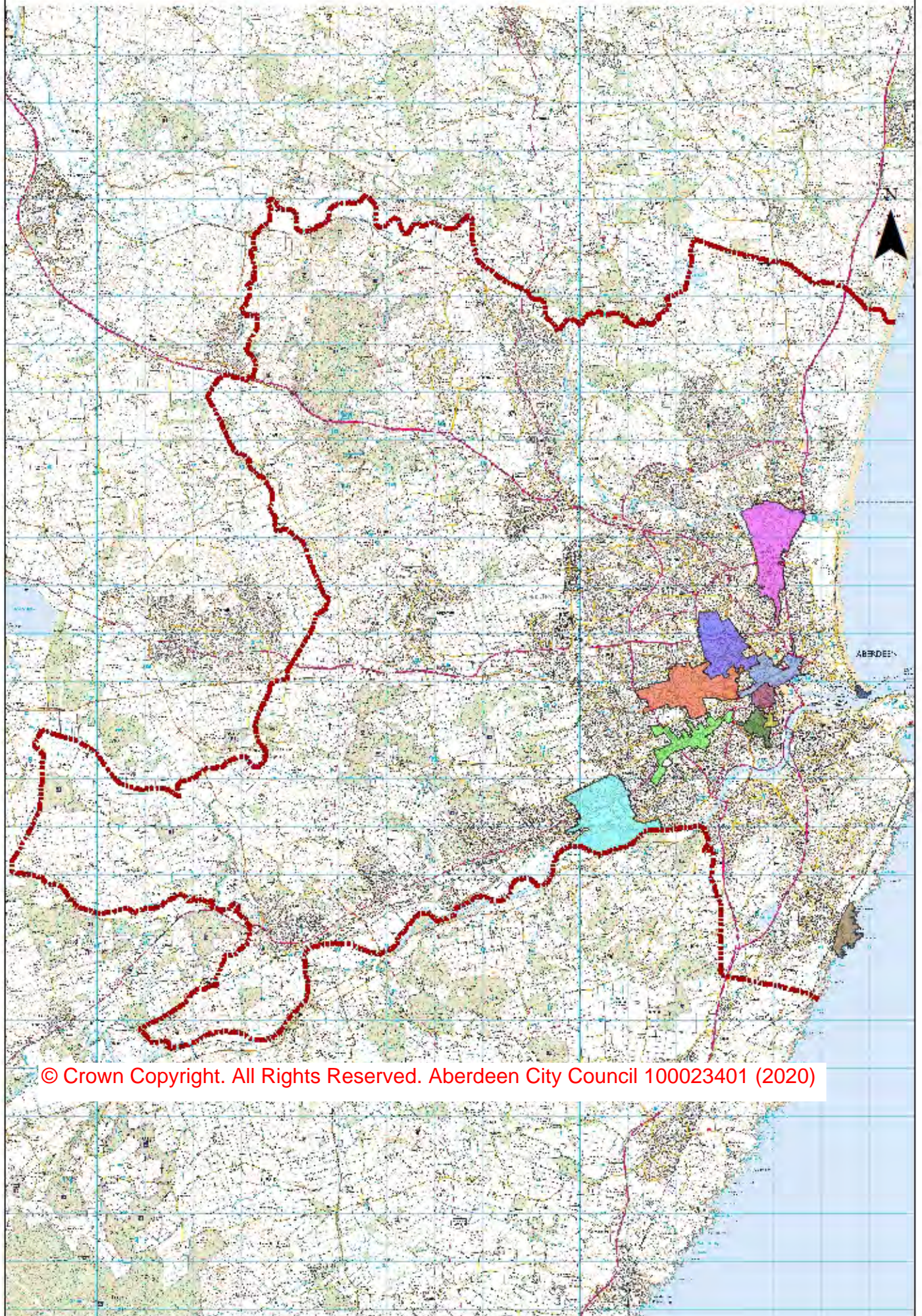
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Map 7 - Listed Buildings



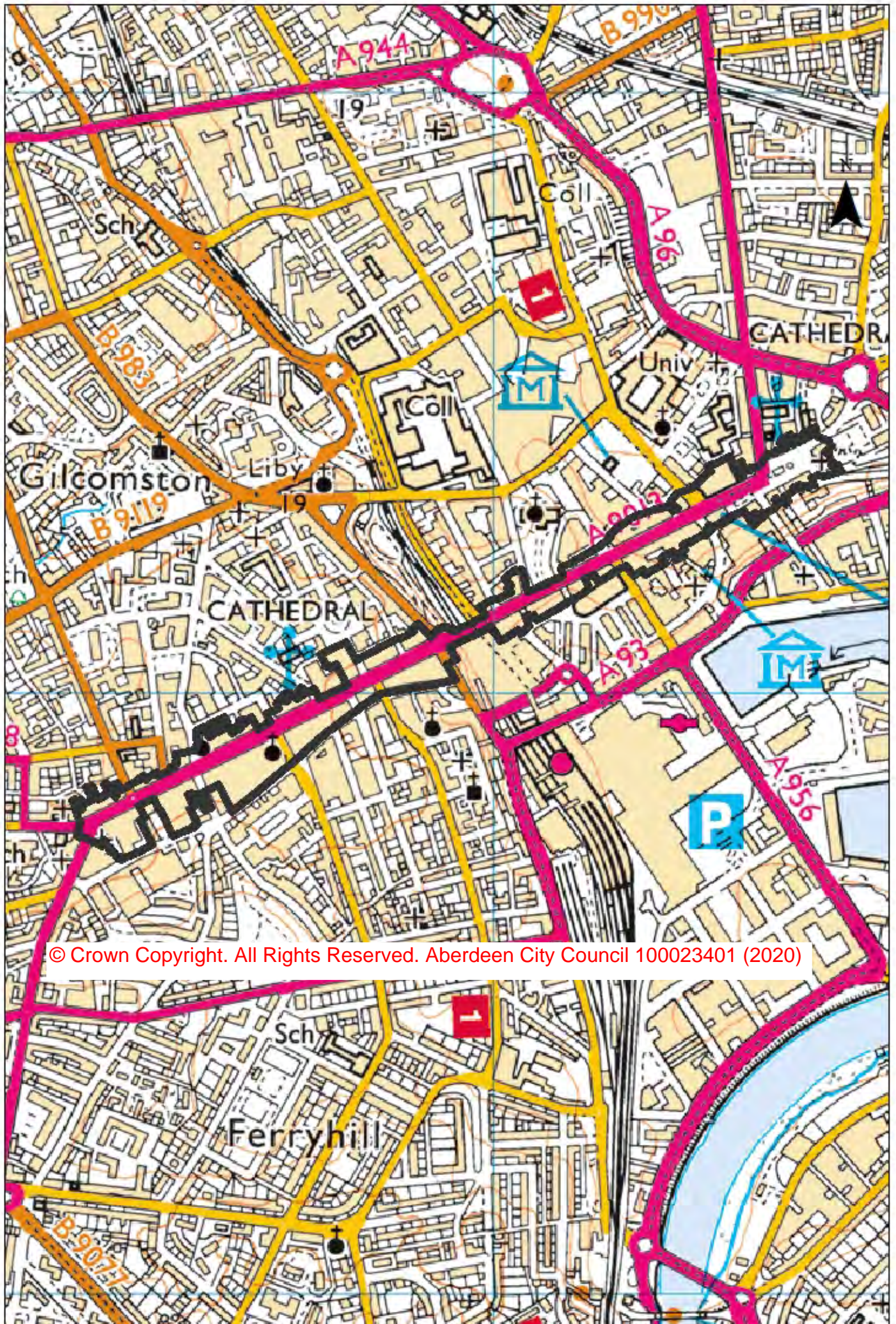
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Map 8 - Conservation Areas



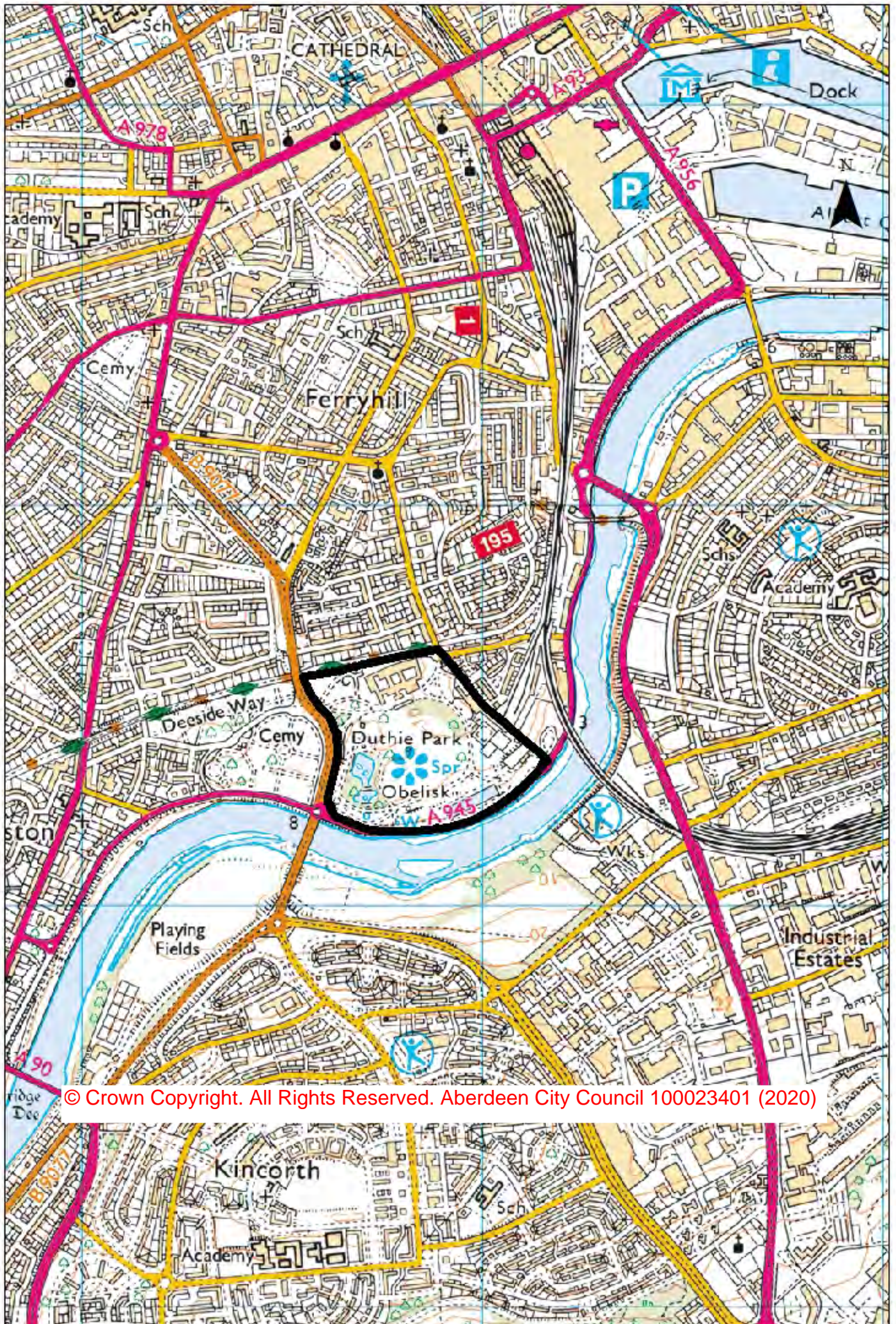
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Map 9 - Union Street Conservation Area Regeneration Scheme

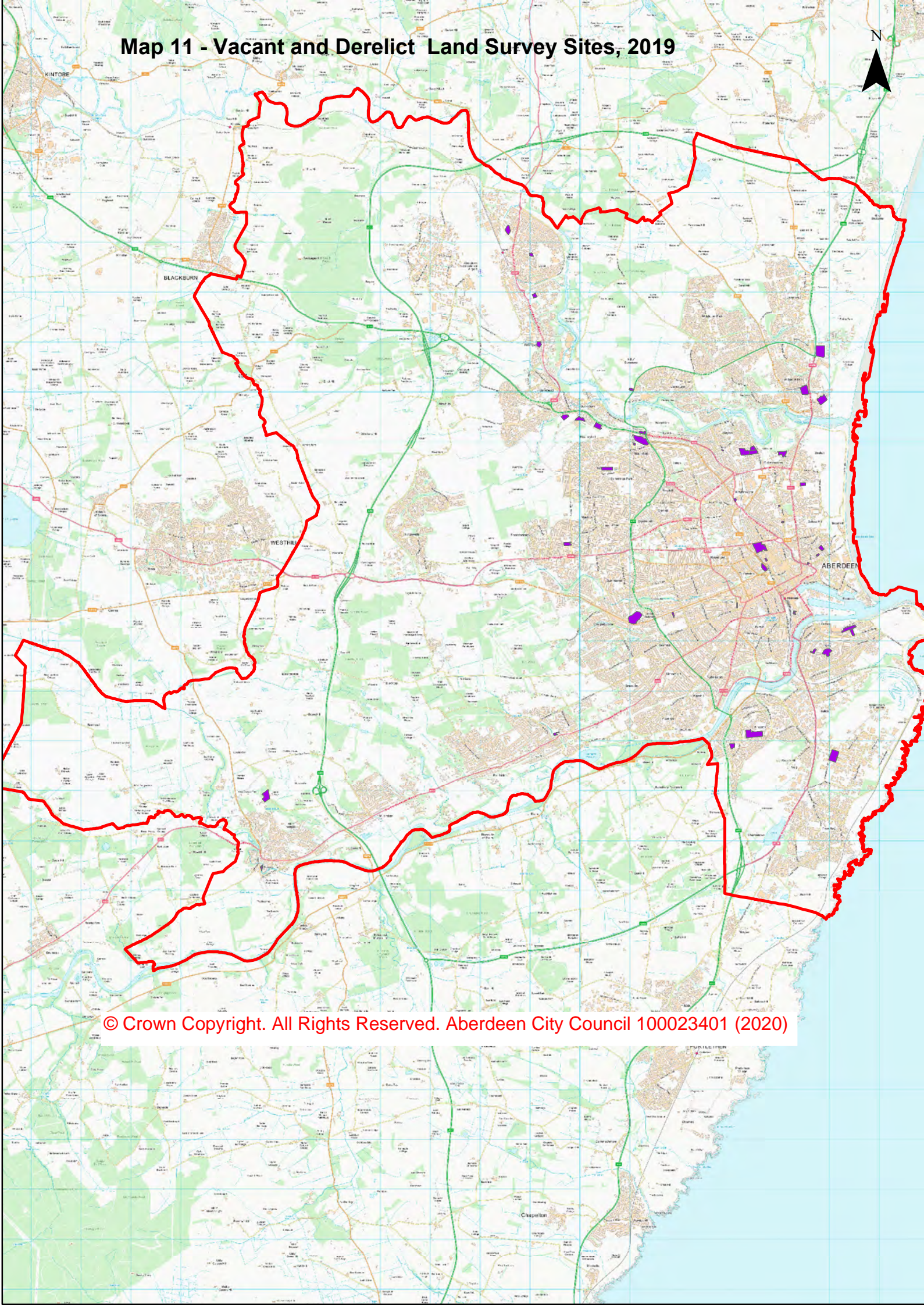


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Map 10 - Duthie Park Designed Landscape

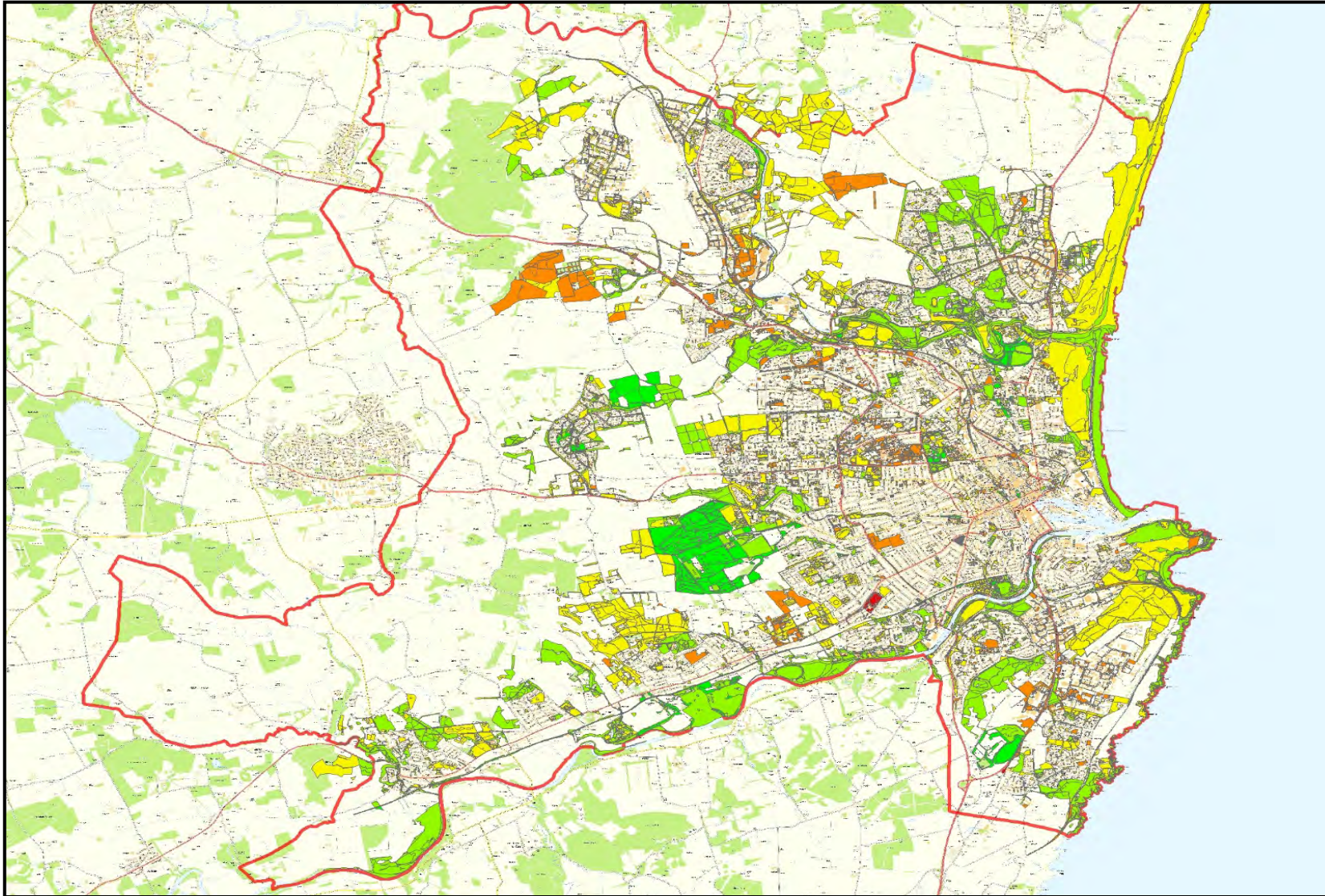


Map 11 - Vacant and Derelict Land Survey Sites, 2019



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Map 12 - Open Space Audit, 2012 - Quality of Open Spaces

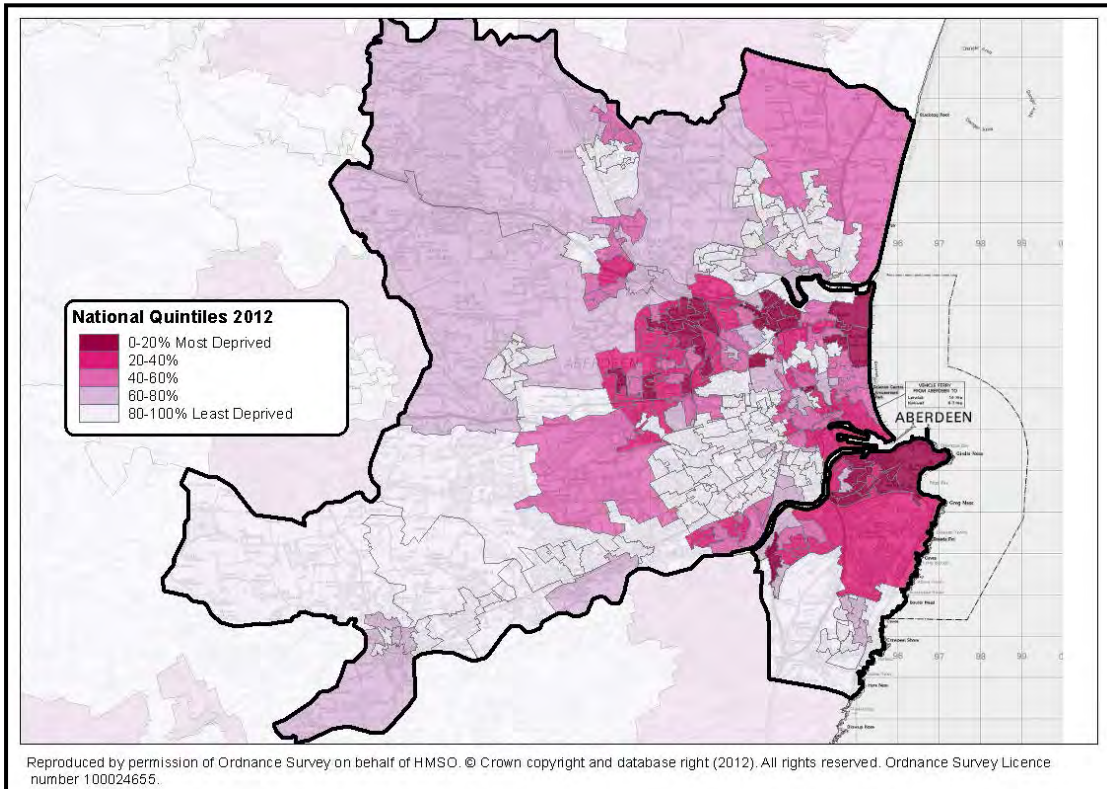


Green = high quality;
Red = low quality

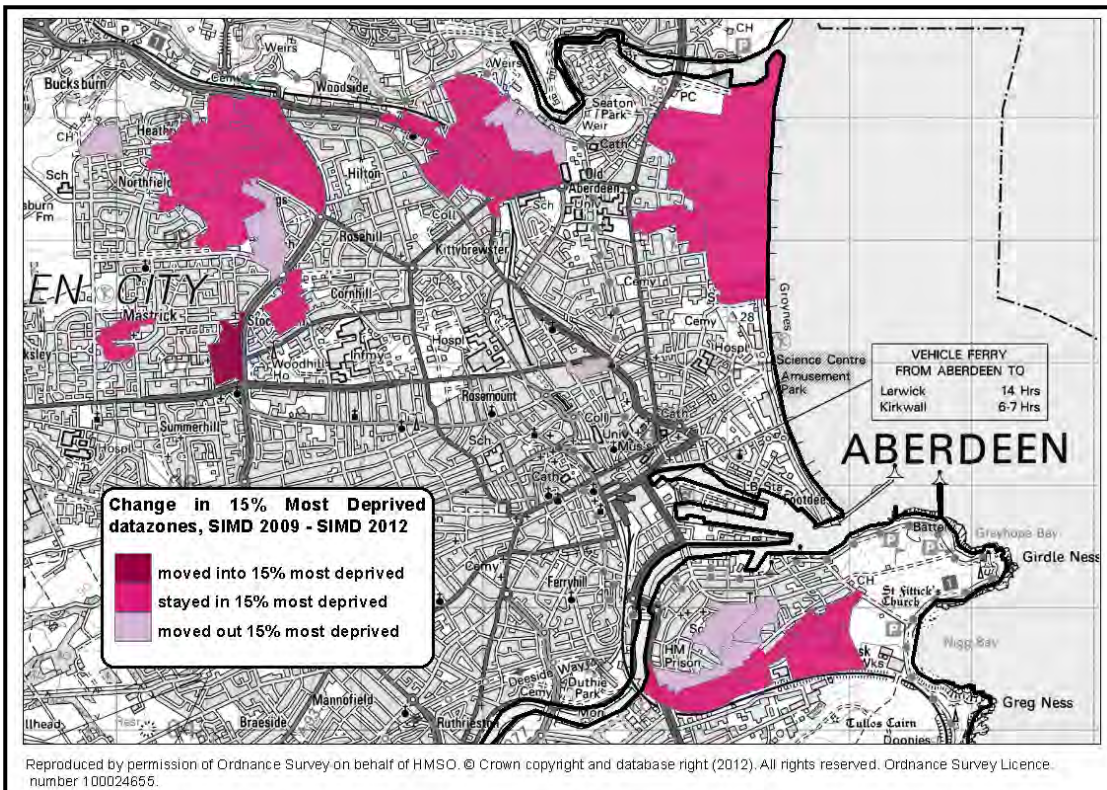
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Map 13 - Scottish Index of Multiple Deprivation

Scottish Index of Multiple Deprivation: Aberdeen City datazones by National Quintile.
Source: SIMD 2012



Change in 15% Most Deprived Datazones between SIMD 2009 and SIMD 2012 in Aberdeen. Source: SIMD 2012



Appendix 6 Strategic Environmental Assessment: Desirable Sites

Appendix 6.1: Bridge of Don and Grandhome

Appendix 6.2: Dyce, Bucksburn and Woodside

Appendix 6.3: Kingswells and Greenferns

Appendix 6.4: Countesswells

Appendix 6.5: Deeside

Appendix 6.6: Loirston and Cove

Appendix 6.7: City Centre and Urban Areas

Appendix 6.1 Desirable Sites: Bridge of Don and Grandhome

OP1 – Murcar

OP2 – Berryhill, Murcar

OP3 – Findlay Farm, Murcar

OP4 – North Denmore

OP5 – Balgownie Centre, Bridge of Don

OP6 – WTR Site at Dubford

OP7 – Aberdeen College Gordon Centre

OP8 – East Woodcroft North

OP9 – Grandhome

OP10 – Dubford

OP11 – Balgownie Area 4

OP12 – Silverburn House

OP13 – AECC, Bridge of Don

OP75 – Denmore Road

OP1 – Murcar

Land Release and Green Space Network 27.8ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Site is adjacent to the South Mundurno Burn. Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>	<p style="text-align: center;">- +</p>
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall</p>	<p style="text-align: center;">- +</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
watercourse?					within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		No known constraints to infrastructural capacity.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Public water supplies available.	OS Map GIS Scottish Water Layer	0	N/A	0
<u>Flood Risk</u> Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The site is bordered to the north by the South Mundorno Burn which presents a risk of low, medium and high flooding (pluvial and fluvial). There are records of previous surface water flooding in two small pockets on site. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	+
<u>Biodiversity, Flora and Fauna</u>						
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>The land is cultivated and appears largely devoid of any woodland, tree cover or natural habitat.</p> <p>The site is identified as an area of potential bat habitat to the north and south.</p> <p>Designated species within 100m of the site may be an issue. NESBReC data shows the following designated species: Eider.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>	+
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of employment uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The site is distant from a bus stop and development is likely to have a long-term impact on climatic factors through</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle</p>	--	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		emissions from an increase in vehicular movements.	lanes/facilities Check distance to local facilities Submitted Bid Documents		dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Will the proposal have the opportunity to enhance the	Population and human health or	Development will include a green network that incorporates existing vegetation and	Site Proposal / Masterplan /	+		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
green network through for example the green infrastructure on site?	material assets	field boundaries to create an attractive setting for development.	Development Framework Existing LDP Allocation			
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Potentially contaminated site at Murcar Smithy, northwest of the site.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
<p>Will the site be delivered within the LDP timeframe?</p> <p>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p>	Material assets	Development is expected to commence within the lifetime of the LDP.	<p>Site Proposal / Masterplan / Development Framework</p> <p>GIS Layers for gas networks, gas pipelines</p> <p>Site Visit</p>	+	N/A	+
<p>Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?</p>	Climatic factors	Predominantly flat site, southwest facing.	<p>Aerial Map</p> <p>Site Visit</p>	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Access roads would have to be constructed for this development.	<p>Aerial Map</p> <p>Site Visit</p>	-	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Transport Statement/ Assessment will be required to be submitted with the application.</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 1km of a bus stop. Facilities are within 800m.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	+	Provision of future services and linkages and facilities within site.	+
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 							
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	Employment uses would not be harmful to the overall landscape setting in the area. There are existing employment allocations to the south.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	0			0
<p><u>Material Assets</u></p> <ul style="list-style-type: none"> Minimise waste. 							
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++		N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide employment uses which will have a positive impact on the economy.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP2 – Berryhill

Residential & Green Space Network 68.4ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to a number of open and culverted watercourses that deposit into the Don Estuary. Development may result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the estuary (during and/ or post-construction), either worsening or limiting efforts to maintain its current status/ condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	- +
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. The development may allow for de-culverting of the Galashieburn.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		No known constraints to infrastructural capacity. New connections required.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Public water supplies available.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The Silver Burn flows across the southwestern part of the site and the Glashieburn is culverted through the central area. SEPA flood maps indicate a number of areas of surface water flooding over the site.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	+
Biodiversity, Flora and Fauna						
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>The central strip of the site is classified as Green Space Network. West European Hedgehogs have been recorded on site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Habitat enhancements may reduce residual impact on habitat/species.</p> <p>Due regard will be given to Policy NE2 when planning new developments to ensure habitat links are maintained and enhanced.</p>	+	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>The site is within 1km of shopping and recreation areas and bus stops; in reality,</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		there is likely to be an increase in vehicular movements as a result of any development.	cycle lanes/facilities		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality							
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure							
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Scotstown Primary School is within capacity (68%) will remain so in the long term (78% in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Impacts are likely to be significant however contributions will be sought from the developer for mitigation.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions will be required as appropriate to mitigate deficiencies in education capacity.	0
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development will include a green network that incorporates existing vegetation and field boundaries to create an attractive setting for development.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+		+
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Evidence suggests there is potentially contamination at Denmore Smithy, to the north west of the site.	GIS Layers for contamination, Historic Land-use, Landscape	-	Site investigation should be carried out. Policy R2 states that all land which is	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Character Assessment		degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development is expected to commence within the lifetime of the LDP.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Predominantly flat, south facing and exposed.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of	Material assets and climatic factors?	Potential conflict with A90 (Ellon Road) in terms of access/ egress. Access roads would have to be	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
accommodating traffic generated?		constructed for this development.				Council as Roads Authority. Transport Statement/ Assessment may be required with planning application.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 1km of a bus stop. Facilities are within 800m.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	+	Development Framework discusses provision of future services and linkages and facilities within site.	+
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 							
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	Employment uses would not be harmful to the overall landscape setting in the area. There are existing employment allocations to the south.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	0			0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide employment uses which will have a positive impact on the economy.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP3 – Findlay Farm

Business & Industrial 16.4ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)		All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Development will be connected to the mains water and drainage supplies.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
supplies within 250m of the site which may be affected?			Water Layer			
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>Site is adjacent to Balgownie/Blackdog Links Local Nature Conservation site and Green Space Network.</p> <p>Parts of the site are a potential bat habitat.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Due regard to be given to the LNCS and to Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of bus stops, and shopping and recreation areas. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	- +
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	-	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?	Population and human health or material assets	Development will include a green network that incorporates existing vegetation and field boundaries to create an attractive setting for development.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+		+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site is bound to some potentially contaminated land the south.	GIS Layers for contamination, Historic Land-use, Landscape	0	Measures should be taken to ensure development is not affected by any nearby	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Character Assessment		contamination.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development is expected to commence within the lifetime of the LDP.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Flat south facing site with good shelter from northerly winds.	Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access roads would have to be constructed for this development.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment may be required with planning application.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 800m of a bus stop and facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	Development Framework discusses provision of future services and linkages and facilities within site.	+
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	Employment uses would not be harmful to the overall landscape setting in the area. There are existing employment allocations to the north and south.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GREEN SPACE NETWORK Site Visit	0		0
<p><u>Material Assets</u></p> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposed business/industrial uses will provide employment opportunities and will have a positive impact on economic growth.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP4 – Land at North Denmore

Residential 1.7ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R7.	-	+
Can the option connect to the public foul sewer?	Water	Connections nearby.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Site is surrounded by residential development. Connections possible.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
supplies within 250m of the site which may be affected?			Water Layer			
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	<p>No flood risks identified on the SEPA flood map and no flooding incidents in the area. Development would likely result in increased surface water run-off through provision of hardstanding, therefore there is some potential for an increase in on and off-site flood risk.</p>	<p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>	-	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>No biodiversity, flora and fauna interests identified.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>0</p>	<p>N/A</p>	<p>0</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>There are limited facilities within 800m of the site – the primary school at Greenbrae and the retail area at North Denmore.</p> <p>Site is adjacent to the No 8 and X40 bus</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		services.	Check distance to local facilities Submitted Bid Documents		least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School	Population and human health or	Oldmachar Academy can currently accommodate the development, but this will be used up by the Grandhome	GIS Layer for School	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Catchment Area/ Primary school catchment area. Health provision.	material assets	development and is forecast to go over capacity in 2024. Greenbrae Primary capacity falls to 37 pupils in 2023. However, the small-scale nature of this proposal means that impacts on school rolls are unlikely to be significant.	Catchments Aberdeen School Roll Capacity			
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Proposal will result in the loss of open space however may provide the opportunity to create new, attractive open space with enhanced connectivity through the site.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	-	Sufficient open space provision will be required as per the Policy NE2.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development will provide the opportunity to create a green network on the site through appropriate landscaping and connectivity.	Submitted Bid Documents	0	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is east facing, high and exposed - although this is mitigated to some extent by surrounding development. The site slopes gently east but there are steeper areas that appear to have been terraced in the past.	Submitted Bid Documents Aerial Map Site Visit	-	Development must be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	No significant road network issues identified.	Submitted Traffic Assessments	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. TS or TA may be required with planning application.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	<p>Site is adjacent to the No 1B, 40 and 41 bus services.</p> <p>There are limited facilities within 800m of the site – the primary school at Greenbrae and the retail area at North Denmore.</p> <p>There are good footpath connections within easy reach of the site.</p> <p>Murcar and Denmore industrial estates are both within easy reach of the site.</p>	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	+	N/A	+
<p>Landscape Designated Sites</p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>Other than the loss of an open view to the houses immediately surrounding the site – any development here would become part of the existing urban fabric.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	0	Retain and enhance setting through careful design and landscaping.	+
<p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild</p>		<p>This is an open undeveloped area surrounded by built development. Although it provides a green outlook for the houses immediately surrounding it, there are no other significant landscape features on the</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for</p>	0	As above.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
land?		site.	Greenbelt and GSN Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development must provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions will be required as appropriate for environmental improvements and affordable housing.	+

OP5 – Balgownie Centre

Residential 2.25ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Development will be connected to the mains water and drainage supplies.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
supplies within 250m of the site which may be affected?			Water Layer			
<u>Climate Change Mitigation</u> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	+
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental	GIS Layers for Air Quality Management	-	New development must consider sustainable travel	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
(AQMA)?		impacts during and post construction.	Areas Air Quality Action Plan		methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Scotstown Primary School is within capacity (68%) and is forecast to remain within capacity in the long term (78%). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%).	GIS Layer for School Catchments Aberdeen School Roll Capacity	+	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Existing LDP Allocations	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		There is evidence that the site contains some levels of asbestos.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	East/west facing site with reasonable shelter from northerly winds. Site slopes gently towards the southwest.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds,	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					as per the LDP.	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is accessible via North Donside Road. Further access may need to be constructed within the development.	Aerial Map Site Visit Planning Brief	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site. Employment opportunities exist within 1.6km of the site. Leisure/sports club facilities are located within 1km of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	Largely urban area with overgrown vegetation/bushes. Development may have slight visual impact because it is located close to a roundabout. However, housing development would fit within the existing residential character of the area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	-	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide housing, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Site Visit Site Proposal / Masterplan / Development Framework	+		+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal is for both private and affordable residential development.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP6 – WTR Site at Dubford

Residential 0.57ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R7.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Connections are possible.</p>	<p>GIS Scottish Water Layer</p>	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Development will be connected to the mains water and drainage supplies.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The site is not currently identified as at risk of flooding according to SEPA Flood Risk maps. However, it is in close proximity to the area at risk of flooding from the Burn of Mundurno and surface water flooding on the opposite side of the Sheilhill Road. The site is slightly elevated from these areas.	GIS Layers for Flood Risk	0	Drainage Impact Assessment may be required.	0
<u>Biodiversity, Flora and Fauna</u> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>The site is adjacent to a Local Nature Conservation Site (Scotstown Moor/Perwinnes Moss) and there is a SSSI (Scotstown Moor) approximately 500m from the southern border of the site. It is identified as being areas of potential bat habitat. However, despite its position in the wider network, the site itself is brownfield and of little natural interest.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard must be given to the LNCS and SSSI when planning new developments to ensure habitat links are maintained and enhanced.</p>	0	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is distant from local facilities (approximately 1km). There is a bus stop within 800m. Development is likely</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.	Submitted Bid Documents		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Oldmachar Academy currently has capacity. This capacity will decrease over time largely due to the Grandhome development and it is anticipated that it will be over capacity in 2024. Greenbrae Primary has limited capacity but may be able to accommodate this development provided no others come forward in its catchment.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Are there any contaminated soils issues on the site and if so, will the option reduce		The area is adjacent to an area of general quarrying but given that it has been built on there are unlikely to be any issues.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
contamination?						
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Flat site that is northerly facing. Little shelter from northerly winds however its low-lying position provides some shelter.	Submitted Bid Documents Aerial Map Site Visit	-	Development must be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access to the site is possible.	Submitted Traffic Assessments	0	Travel Assessment may be required to be submitted with the application.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is more than 1km from local facilities. There is a bus stop available within 800m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Development must align with Policy T2 which encourages sustainable and active travel.	-
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Site is already developed with shed-type buildings. There will be no loss of any landscape features.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	+	N/A	+
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or	Material Assets	Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents Site Visit	+	LDP Spatial Strategy encourages the redevelopment of brownfield land by	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
recycle or recover existing on-site materials / resources?					requiring a certain number of homes to be accommodated on brownfield land.	
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development must provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing which will meet local need.	Submitted Bid Documents	+	Developer contributions will be required as appropriate for environmental improvements or affordable housing.	+

OP7 – Aberdeen College Gordon Centre

Mixed Use 3.1ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections are possible and available.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Development will be connected to the mains water and drainage supplies.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
supplies within 250m of the site which may be affected?			Water Layer			
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	The eastern part of the site is prone to surface flooding. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Woodland (conifers) to the south east of the site and Green Space Network to the eastern part of the site may be affected by development.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Ensure site design and layout incorporates landscaping (including native species) and the trees on boundaries that add to the biodiversity value of the area are retained.</p> <p>Due regard to be given to the Green Space Network (Policy NE2) when planning the development to ensure habitat links are maintained and enhanced.</p>	<p>+</p>	
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.			least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School	Population and human health or	Scotstown Primary School is within capacity (68%) and is forecast to remain within capacity in the long term (78%).	GIS Layer for School	+	Developer contributions may be required as appropriate	+	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Catchment Area/ Primary school catchment area. Health provision.	material assets	Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%).	Catchments Aberdeen School Roll Capacity		to mitigate deficiencies in education capacity.	
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development will have some impact on Green Space Network to the east of the site. It would have opportunities however to enhance connections to the network.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	0	N/A	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Existing LDP Allocations	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Records show there is potential contamination to the southwest of the site.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					either restored, reclaimed or remediated to a level suitable for its proposed use.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Southwestern facing flat site with adequate shelter from northerly winds.	Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is accessible from Ellon Road however access road from Ellon Road would need to be widened.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site. Employment opportunities exist within 1.6km of the site. Leisure/sports club facilities are located within 1km of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide housing, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Site Visit Site Proposal / Masterplan / Development Framework	+	LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
for Zero Waste?			Framework			
<u>Cultural Heritage</u> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There is a Grade B listed building within the site: Gordon Barracks - Guard Room (listed in 19/03/1991).	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect and preserve/enhance the listed building as per LDP Policy and national legislation.	0
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal is for both private and affordable residential development.	Site Proposal / Masterplan / Development Framework Existing LDP	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Allocation		community amenities.	

OP8 – East Woodcroft North

Residential 2.2ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Connections are possible.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Development will be connected to the mains water and drainage supplies.	OS Map GIS Scottish Water Layer	0	N/A	0
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>Land to the south and east of the application site forms part of the Scotstown Local Nature Conservation Site.</p> <p>NESBREC data found no record of protected species.</p> <p>Site is a potential bat habitat.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	+	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and 800m of shopping facilities. There may be a slight increase in vehicular movements as a result of the development.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>+</p>
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<p>Could the option lead to</p>	<p>Air</p>	<p>Not likely to have a significant impact on</p>	<p>GIS Layers for Air Quality</p>	<p>-</p>	<p>New development</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
the designation of a new Air Quality Management Area (AQMA)?		air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Management Areas Air Quality Action Plan		must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Glashieburn Primary School has enough capacity. OldMachar Academy currently has capacity and is expected to be overcapacity in 2024. There is a medical practice within 1km.	GIS Layer for School Catchments Aberdeen School Roll Capacity	+	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		New tree planting is proposed in the area between the development and Scotstown Road as a means of enhancing the amenity and biodiversity of open spaces.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site	Climatic factors	Southwestern facing site with adequate tree belt cover providing protection from	Aerial Map Site Visit	+	Development will be encouraged to be sited and	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
protected from prevailing winds?		prevailing winds.			orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site can be accessed from Ashwood Circle to the west. There is sufficient capacity within the existing local road network to accommodate the proposed development.	Aerial Map Site Visit Transport Assessment	+	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop and 800m of local shopping facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	++		++
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the	Landscape	Surrounding character is residential therefore the proposed residential use would not negatively impact the landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?						
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal is for both private and affordable residential development.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP9 – Grandhome

Land Release & Green Space Network 323ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to the River Don on the west. Development may result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the river (during and/ or post-construction), either worsening or limiting efforts to maintain its current status/ condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Construction has started on site. Connections are possible.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Due to the large nature of the site, there is varied drainage. The north and west of the site are freely drained. The south contains small pockets of poorly drained areas.	OS Map GIS Hydrogeology Maps	-	Careful design and siting of development and incorporate SUDS.	+
For large scale developments are there any private or public water supplies within 250m of the site	Water and Human Health	Connections to services are in place given the existing development on and around the site.	OS Map GIS Scottish Water Layer	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
which may be affected?						
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	<p>According to SEPA Flood Risk Maps, there is a 10% chance of flooding happening in any one year, largely as a result of surface water at the south of the Site. One flooding incident (surface run-off) has been recorded on the east of the site dating back to 2005-2007. The River Don runs quite close to the western boundary of the site. Development would likely result in increased surface water run-off through provision of additional areas hardstanding to facilitate proposed new uses within the site, therefore there is some potential for an increase in on and off-site flood risk.</p>	<p>GIS Layers for Flood Risk</p> <p>SEPA Flood Maps</p> <p>Planning Proposal</p>	-	<p>Drainage Impact Assessment has been undertaken as part of the planning application. Provision for SUDS have been made where appropriate.</p>	+
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Pockets of the site fall within an area of potential bat habitat.</p> <p>There are two Local Nature Conservation Sites just outside the northern boundary – Grandhome Moss and Stoneyhill Wood. The River Don Corridor runs just outside the western boundary.</p> <p>A large part of the site sits within the Green Space Network.</p> <p>Japanese Knotweed has been recorded on site.</p> <p>Designated species on site: Wild Pansy, Large-flowered Hemp-nettle, Redwing, Eurasian Red Squirrel, Coralroot Orchid, Peregrine, Yellowhammer, Starling, Linnet, Swift, Skylark and Curlew. Locally Important Species Eurasian Water Shrew has also been identified on the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Opportunities for habitat enhancements/ green spaces/ corridors.</p>	<p>-</p>	<p>+</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p> <p>The site is distant from local facilities and from public transport access. Although the proposal includes its own shopping centre and access to public transport, it is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Check distance to local facilities</p>	--	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	-	+
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly	GIS Layers for Air Quality Management Areas	-	New development must consider	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Management Area (AQMA)?		negative environmental impacts during and post construction.	Air Quality Action Plan		sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Danestone School – 2018 figures indicate that the school is running under capacity in the short and long term. Old Machar Academy – 2018 figures indicate that the school is currently under capacity (69%). It is forecasted to be overcapacity in 2024.</p> <p>Bucksburn Academy – 2018 figures indicate that the school is currently under capacity at 87%. However, it will be overcapacity in 2020. Capacity is likely to be available once the new school at Countesswells is developed.</p> <p>This proposal includes 3no primary</p>	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		schools and 1no Academy An area of open space (Clerkhill Forest) may be impacted by the proposal.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	--	Sufficient open space provision will be required as per Policy NE2. Opportunities for habitat enhancements/ green spaces/ corridors.	+
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		2no Core Paths run in part of the site. There is a possibility of these being affected by development.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in line with proposed Policy NE3.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Green Space Network will be affected by development however the proposal will have opportunity to enhance existing networks through landscaping.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	+
Soils						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Records show a large proportion land to the east of the site is contaminated. There are also pockets of potentially contaminated land to the centre, east, west and southwest of the site.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						
<p>Will the site be delivered within the LDP timeframe?</p> <p>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p>	Material assets	<p>Development has already commenced on site. It will continue within the LDP timeframe and will be completed outwith the LDP Timeframe. This is a phased development.</p>	<p>Site Proposal / Masterplan / Development Framework</p> <p>GIS Layers for gas networks, gas pipelines</p> <p>Site Visit</p>	+	N/A	+
<p>Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?</p>	Climatic factors	<p>Large site facing east/west/north/south. Site has gentle undulations and slopes most steep to the west closer the east Don river valley. Site has some shelter from northerly winds provided by tree belts across the site.</p>	<p>Aerial Map</p> <p>Site Visit</p>	0	<p>Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.</p>	+
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	<p>Access roads would have to be constructed for this development.</p>	<p>Aerial Map</p> <p>Site Visit</p>	-	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Transport Statement/ Assessment will be required to be submitted with</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is more than 800m from local facilities and the closest bus stop is more than 1km away.	GIS Layer for bus stops/bus routes Check distance to local facilities Site Development Framework	--	the application. The proposal includes local shopping facilities and access to public transport. LDP Policy T2 encourages sustainable and active travel.	-	+
<p>Landscape Designated Sites</p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 							
<p>Non-designated landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	Site is surrounded by Green Belt. The northern section of the site is classed as Wooded Farmland. Development will negatively affect the existing woodland. Residential development will be visible as parts of the site are quite high up. The South of the site is classed as a valley. The higher parts of the site can be seen from elsewhere in the city. As the A90 runs just south of the site, it is likely that these higher areas will be visible to traffic along this road.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing to meet local needs. It includes employment uses which will have a positive impact on the economy.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+
<p>Human Health</p> <p style="text-align: center;">Protect and enhance human health.</p>						
Protect and enhance human health.	Human health and air quality	Large scale development which will have a negative impact on air quality and consequently on health. However, because it is large scale, the development can positively impact human health through new provision of open space and recreational facilities.	Aberdeen Air Quality Action Plan Site Proposal / Masterplan / Development Framework Existing LDP Allocation	-	Development will be required to make provision for new open spaces or recreational facilities as per Policy NE2.	+

OP10 – Dubford

Residential 4.2ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>To the north and east of the site is Mundurno Burn. Development has the potential to increase surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA.	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Construction has started on part of this site. Connections are possible.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections to services are in place given the existing development on and around the site.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding	Water, Climatic Factors and Human Health	SEPA Flood Maps show there are risks of surface and river flooding from the Mundurno Burn located to the north and east of the site. Development presents the opportunity to improve current drainage on site.	GIS Layers for Flood Risk SEPA Flood Maps Planning Proposal	-	Drainage Impact Assessment has been undertaken as part of the planning application. Provision for SUDS have been made where appropriate.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
problems in the area?						
<u>Biodiversity, Flora and Fauna</u>						
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>Most of the site has been developed with a section left which is predominantly improved grassland and arable agricultural land. Some mature trees towards the north of the site, around the farmhouse, are protected by a Tree Preservation Order (27).</p> <p>Site also has some strips of Green Space Network which will be maintained throughout development.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Due regard will be given to the Tree Preservation Orders in place, and Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	+
<u>Climate Change Mitigation</u>						
<ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop however the nearest facilities are more than 800m away. Proposal is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	+	
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
<p>Could the option lead to the designation of a</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in</p>	<p>GIS Layers for Air Quality</p>	-	<p>New development must consider</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
new Air Quality Management Area (AQMA)?		development will result in slightly negative environmental impacts during and post construction.	Management Areas Air Quality Action Plan		sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Oldmachar Academy currently has capacity. This capacity will decrease over time largely due to the Grandhome development and it is anticipated that it will be over capacity in 2024.</p> <p>Greenbrae Primary has limited capacity but may be able to accommodate this development provided no others come forward in its catchment.</p> <p>Old Machar Medical Practice is approximately 1.8km from the site.</p>	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions (education) may be required.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Site consists of strips of Green Space Network. Likely to be impacted by residential development however, the site visit showed that as development has progressed, the Green Space Network has been maintained and incorporated.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Sufficient open space provision will be required as per Policy NE2. Regard should be given to Green Space Network (Policy NE2).	+
<p>Soils</p> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Records show a portion of the land to the west which was previously used for quarrying as potentially contaminated. There is a portion of potentially contaminated land in the central	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		section of the site.			contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development has already commenced on site. It is expected to be completed within the LDP Timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Predominantly south and east facing site with undulations. It is fairly exposed, with parts of the site elevated.	Aerial Map Site Visit	-	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access roads would have to be constructed for this development.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment will be required to be submitted with the application.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop but is more than 800m away from shopping facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide both private and affordable housing.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP11 – Balgownie Area 4

Residential 0.5ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this small-scale development would likely be limited.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R7.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Connections possible.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	<p>Water, Climatic Factors and Human Health</p>	<p>No flood risks identified on the SEPA flood map and no flooding incidents in the area. Development would likely result in increased surface water run-off through provision of hardstanding, therefore there is some potential for an increase in on and off-site flood risk.</p>	<p>GIS Layers for Flood Risk Submitted Bid Documents</p>	<p>-</p>	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>	<p>+</p>
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space. There is some woodland to the southeast. One tree on site has a TPO – if site is developed this tree would need to be retained. Limited impact on biodiversity, fauna and flora.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Due regard must be given to Policy NE2 when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>+</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>Proposed uses will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Bus route 1 runs along Gordon Brae with bus stops 238m away from the site on Balgownie Road.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Check distance to local</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			facilities Submitted Bid Documents		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025.</p> <p>Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025.</p>	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate any shortfalls in education capacity.	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		<p>The proposal would result in the loss of a small unused area of open space.</p>	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	-	Sufficient open space provision will be required as per Policy NE2 in the LDP.	-
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		<p>Development of the site would result in the development of a small section of the GSN in this location.</p>	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield. Undeveloped areas present within the site, and site is predominantly made up of playing fields. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	+	Measures must be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Good shelter from northerly winds. Enclosed – trees surrounding much of the site. Site is south facing and flat.	Submitted Bid Documents Aerial Map Site Visit	+	Development must be sited and orientated so as to maximise the benefit from passive solar gain	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	It is not considered that this small scale proposal would adversely impact the surrounding road network.	Submitted Traffic Assessments	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. TS or TA will be required with planning application.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is within moderate proximity to surrounding facilities. Bus route 1 runs along Gordon Brae with bus stops 238m away from the site on Balgownie Road.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies.	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal	Landscape	The development would provide residential use to an existing residential/urban area. It would fit well with existing residential use east of the	Landscape Character Assessment Existing LDP allocations for	0	Retain and enhance setting through careful design and	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		site. It would not greatly conflict with the sport facilities uses to the west. It would be unobtrusive to the existing landscape.	Greenbelt and GSN Site Visit		landscaping to limit impacts.	
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		Urban Greenspace. Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment. Potentially some loss of tree belt for access. There is a fine sycamore on the western edge of the site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	As above.	+
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development must provide sufficient space for the storage of general waste,	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?					recyclable materials and compostable wastes where appropriate, as per Policy R5.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	The proposal will provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions will be required as appropriate for environmental improvements.	+

OP12 – Silverburn House

Residential 4ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Connections are possible.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	
<p>For large scale developments are there</p>	Water and	<p>Connections to services are in place given</p>	<p>OS Map</p>	0	<p>N/A</p>	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
any private or public water supplies within 250m of the site which may be affected?	Human Health	the existing development around the site.	GIS Scottish Water Layer			
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The Silver Burn runs north to south at the western side of the site. Flooding maps indicate a low, medium and high risk of surface water flooding. Hard development would need to avoid this area. Site design would need to mitigate this risk.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+

Biodiversity, Flora and Fauna

- Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.
- Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.
- Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>No significant nature conservation constraints on site. Designated species have been identified within a buffer zone of the site boundary. Risk of loss and/or disturbance to wildlife habitat/species.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard must be given to Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.</p>	<p>-</p>	<p>+</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>Proposed uses will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Proposal is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Submitted Bid Documents		least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School	Population and human health or	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is currently	GIS Layer for School	-	Developer contributions may be required as appropriate	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Catchment Area/ Primary school catchment area. Health provision.	material assets	within capacity (67%) and will still be in capacity in the long term (78% capacity in 2025). Bridge of Don Academy has capacity at present (77%), however it is forecast to go over capacity by 2025 (101%).	Catchments Aberdeen School Roll Capacity		to mitigate deficiencies in education capacity.	
To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?		There are footpaths around the eastern and southern edges of the site. Blackdog to Union Street cycle route runs alongside footpaths on the A90 Ellon Road. Footpaths run along the A92 north towards the Denmore Road commercial centre (Bridge of Don Retail Park) and also west along the Parkway. Core Path 18 (Murcar Beach) is located over 800m from the site. As noted above the distance to these facilities is considerable.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard core paths and rights of way and enhance links between paths.	- +
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on brownfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	+
Are there any contaminated		There is potential contamination on site,	GIS Layers for	-	Site investigation	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
soils issues on the site and if so, will the option reduce contamination?		however as the majority of the site is already extensively developed and is in current use, the likelihood of major contamination is small.	contamination, Historic Land-use, Landscape Character Assessment		should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development would be expected to be completed within the LDP Timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is east facing.	Submitted Bid Documents Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities.	Material assets and climatic	Vehicular access is already available.	Submitted Traffic Assessments	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Road network capable of accommodating traffic generated?	factors?					
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	<p>There is an existing hotel to the south of the site.</p> <p>Denmore Road commercial centre (Bridge of Don Retail Park) is over 1km away.</p> <p>Scotstown Neighbourhood Centre is approximately 1km away.</p> <p>Scotstown Medical practice is over 1km away.</p> <p>Scotstown Primary School is over 1km away.</p> <p>Lochside Pond is just over 800m away.</p> <p>Pre-School nursery is located within 150m of the site to the north.</p> <p>Gymnastics centre is located within 150m of the site to the north.</p>	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	-	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies.</p>	-
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and</p>	Landscape	<p>Silverburn House proposes residential uses on a brownfield site within a specialist employment area. The adjacent mixed use allocation at the former AECC site has not yet been built. Amending the zoning to residential would contribute towards a balance of uses, however it would likely encourage further erosion of the specialist nature of the business park.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-	<p>Retain and enhance setting through careful design and landscaping to limit impacts.</p>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
character of surrounding area?						
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		Site is a flat (following recent demolition of a 5 storey office block) exposed site in a highly visible location in all directions given its location at a highly traffic roundabout accessed from roads with dual lanes. Site is located within a specialist employment area with predominant use of class 4 high quality office space. Any development on this now vacant site would likely be obtrusive in the surrounding landscape given the flat and exposed nature of the site. There is a likelihood that introduction of alternative uses has the potential to erode the specialist employment nature of the business park.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	As above.	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to a number of open and culverted watercourses that deposit into the Don Estuary. Development may result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the estuary (during and/ or post-construction), either worsening or limiting efforts to maintain its current status/ condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA.	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting</p>		<p>All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale development could be significant.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Brownfield site. No known constraints to infrastructural capacity.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	As above.	OS Map GIS Scottish Water Layer	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	<p>The site is currently identified as being at risk of flooding according to SEPA Flood Risk maps (small pockets of surface water flooding throughout). Development would likely result in increased surface water run-off through provision of additional areas hardstanding to facilitate proposed new uses within the site, therefore there is some potential for an increase in on and off-site flood risk.</p>	<p>GIS Layers for Flood Risk</p> <p>SEPA Flood Maps</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	-	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges,</i></p>	Bio flora and fauna	<p>Bats have been recorded on site. Other locally designated species are: Grey Partridge, Red-backed Shrike, Kestrel.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	0	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Opportunities for habitat enhancements/ green spaces/</p>	+	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><i>woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>					corridors.	
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
<p><u>Service Infrastructure</u></p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity -	Population	Scotstown Primary School is within	GIS Layer for School Catchments	+	Developer	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Secondary School Catchment Area/ Primary school catchment area. Health provision.	and human health or material assets	capacity (68%) and is forecast to remain within capacity in the long term (78%). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). A medical centre is available within 1km.	Aberdeen School Roll Capacity		contributions may be required as appropriate to mitigate deficiencies in education capacity.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield. Undeveloped areas present within the site. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	+	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe?	Material assets	Once the existing uses are vacated, the proposed development is expected to commence. This would be	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.		within the LDP timeframe.	pipelines Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	There is a tree belt to the south and east giving reasonable shelter from northerly winds. Site is south-east and south-western facing. The site is predominantly flat with the southern part slightly sloping upwards.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access for mixed uses is not expected to pose significant traffic problems.	Aerial Map Site Visit	+	N/A	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site borders the Aberdeen Science and Technology Centre, and the proposed mixed uses would also provide employment. Site is within 400m of bus stops.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Material Assets <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide mixed uses on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Site Visit Site Proposal / Masterplan / Development Framework	+	LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	The proposal will provide mixed uses which will help to provide employment and residential uses in the area.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP75 – Denmore Road

Commercial Centre 4.56ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	<p>-</p>	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	<p>-</p>	<p>+</p>
<p>Can the option connect to the public foul sewer?</p>		<p>Brownfield site. No known constraints to infrastructural capacity.</p>	<p>GIS Scottish Water Layer</p>	<p>0</p>	<p>N/A</p>	<p>0</p>	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	As above.	OS Map GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	SEPA Flood Maps show low and medium risk of surface flooding in small section within the central area of the site.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>Site is a potential bat habitat.</p> <p>It is adjacent to the Green Space Network.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure any habitat links are maintained and enhanced.</p>	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p> <p>There are bus stops within 400m of the site. It is therefore accessible, however, given that it is a commercial centre that</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		is located out of town it is likely to have a long term negative impact on climatic factors through emissions from an increase in vehicular movement.			generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Development will not have a significant impact on the Green Space Network to the east of the site as it acts as a buffer between the commercial centre and the dual carriageway.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	+	Sufficient open space provision will be required as per Policy NE2.	+
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Existing LDP Allocations	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is mostly western facing. There are some tree belts providing shelter to the east of the site.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	There is adequate vehicular access within the site.	Aerial Map Site Visit	+	N/A	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop. It would provide facilities to serve the local area.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide commercial/retail uses, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Site Visit Site Proposal / Masterplan / Development Framework	+	LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will continue commercial/retail uses which will promote employment opportunities and in turn have a positive impact on the local economy.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

Appendix 6.2 Desirable Sites: Dyce, Bucksburn and Woodside

OP14 – Former Cordyce School

OP15 – Former Carden School

OP16 – Davidsons Papermill, Mugiemooss Road, Bucksburn

OP17 – Former Bucksburn Primary School

OP18 – Craibstone North and Walton Farm

OP19 – Rowett North

OP20 – Craibstone South

OP21 – Rowett South

OP22 – Greenferns Landward

OP23 – Dyce Drive

OP24 – Central Park, Dyce

OP25 – Woodside

OP86 – Dyce Railway Station

OP14 – Former Cordyce School

Mixed Use and Green Space Network 10.9ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>Development has the potential to impact River Don, which bounds the site to the north. There is possibility of release of waterborne pollution into the river during construction.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p>	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA.	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>		<p>Possibility of release of waterborne pollution into the River Don during construction.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p>	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					levels. All new development must install water-saving technologies in accordance with Policy R7.	
Can the option connect to the public foul sewer?		Yes. Connections are possible.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Most of the site is freely drained, however the lower parts closer to the river contain pockets of poor drainage. Potential for these pockets to be impacted if development is located therein.	OS Map GIS Hydrogeology Maps	-	Careful design and siting of development and incorporate SUDS.	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Development will be connected to the mains water and drainage supplies.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems	Water, Climatic Factors and Human Health	River Don flows outwith the site boundary to the north east of the site, and it is prone to flooding. It is noted, however that the river is some distance away from where development would occur. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application. Provision for SUDS made where appropriate. Flood Risk Assessment will be required. No	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
in the area?					development on the floodplain. Appropriate buffer strip to the river.	
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>Possible impact on River Don Local Nature Conservation Site which runs along the north and east of the site. Ancient woodland is present within the site. Site is zoned as Greenbelt. There is some ancient woodland on site which may be affected by development.</p> <p>Riverview Park, which surrounds the site is classed as part of the Green Space Network.</p> <p>Pipistrelle bats have been recorded around the site.</p> <p>Starling, Northern February Red have been recorded on site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	--	<p>Site design and layout must incorporate landscaping (including native species) and the mature trees on boundaries that add to the biodiversity value of the area are retained. Due regard must be given to the LNCS and to Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	-
<p><u>Climate Change Mitigation</u></p>						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 1km of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>-</p>	<p>+</p>
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>Submitted Bid Documents</p>	<p>-</p>	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Dyce School is running at 82% capacity and will still be within capacity by 2025 (75%). Dyce Academy is currently within capacity (75%) but is estimated to be over capacity in 2025 by 103%. A medical practice is available within 1km.	GIS Layer for School Catchments Aberdeen School Roll Capacity	+	N/A	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Development would result in some loss of open space and potentially some trees. Although current open space is not accessible to the public.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	--	Sufficient open space provision will be required as per Policy NE2.	-
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development has the potential to improve on the existing open space which is currently unused.	Submitted Bid Documents	+	Provision of new and/or retention of elements of existing green spaces within the site as part of the development. Due regard must be given	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					to Policy NE2.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is generally flat, west facing and has generous shelter from northerly winds provided by tree belts.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular Access constraints or opportunities	Material assets and climatic	Site is accessible via a side road from Riverview Drive. This would need to be	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
- Road network capable of accommodating traffic generated?	factors?	widened to accommodate extra traffic.			the satisfaction of the Council as Roads Authority.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop and is less than 1km from local shopping facilities and employment opportunities.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Development would have limited impact on landscape as the existing building on site is somewhat dilapidated, and not in use. The building would be replaced, and this would have a positive impact on landscape. Residential development would not be out of keeping with the general residential character of the area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	+	N/A	+
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild		Development has potential to impact mature tree belts surrounding the site. Site is part of the River Don valley and is classed as Prime Landscape in the Aberdeen Landscape Character	Landscape Character Assessment Existing LDP allocations for	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
land?		Assessment.	Greenbelt and GSN Site Visit		site.	
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents Site Visit	+	LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development must provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Development on site would introduce uses to an otherwise derelict site which would have a positive impact on the surrounding population.	Submitted Bid Documents	+	Developer contributions will be required as appropriate for environmental improvements and affordable housing.	+

OP15 – Former Carden School

Residential 0.37ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Connections are possible.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Development will be connected to the mains water and drainage supplies.	OS Map GIS Scottish Water Layer	0	N/A	0
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	The densification of uses on site may result in a slight increase of energy-use and consumption, transport movement and waste. Site is within 400m of a bus stop and 500m of shopping facilities.	GIS Layers for bus routes/bus stops – shows you whether it's within 400m GIS Layers for cycle lanes/facilities	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Dyce School is running at 82% capacity and will still be within capacity by 2025 (75%). Dyce Academy is currently within capacity (75%) but is estimated to be over capacity in 2025 by 103%. A medical practice is available within	GIS Layer for School Catchments Aberdeen School Roll Capacity	+	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		400m.				
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Existing LDP Allocations	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development is expected to be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing	Climatic factors	Flat site that is south western facing. It is protected from prevailing winds.	Aerial Map Site Visit	+	N/A	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
winds?						
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is accessible from Gordon Terrace. The road network would be capable of accommodating traffic from residential uses.	Aerial Map Site Visit	+	N/A	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop and 500m of a shopping centre.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide housing, on a brownfield site which is already well- connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Site Visit Site Proposal / Masterplan / Development Framework	+	N/A	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p><u>Population</u></p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal would provide residential development that would help meet local demand.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP16 – Davidson’s Papermill

Mixed Use 29.5ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>Site is bound by the River Don to the north and east, and the Bucks Burn flows to the south east within the site. Development may result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the river (during and/ or post-construction), either worsening or limiting efforts to maintain its current status/ condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>	- +
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Construction has started on site. Connections are possible.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Due to the large nature of the site, there is varied drainage. There are pockets of poor drainage to the north, east and southwest of the site.	OS Map GIS Hydrogeology Maps	-	Careful design and siting of development and incorporate SUDS.	+
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections to services are in place given the existing development on and around the site.	OS Map GIS Scottish Water Layer	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	<p>Water, Climatic Factors and Human Health</p>	<p>Site is adjacent to the River Don and part of the site is identified as 0.5% risk of flooding from fluvial sources. The southwest of the site is at risk of flooding from the Bucks Burn which runs across the site.</p>	<p>GIS Layers for Flood Risk</p> <p>SEPA Flood Maps</p>	<p>-</p>	<p>Flood Risk Assessment would be required.</p> <p>Drainage Impact Assessment has been undertaken as part of the planning application. Provision for SUDS have been made where appropriate.</p>	<p>+</p>
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Site is adjacent to River Don Corridor LNCS, but is not itself covered by the designation. Owing to the size of the site, there is also likely to be a significant effect on the River Dee SAC due to water abstraction.</p> <p>Southeast of the site where the Bucks Burn runs is covered by Green Space Network designation.</p> <p>Site has various pockets that are considered potential bat habitats. These are likely to be affected by development.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	<p>-</p>	<p>+</p>

Climate Change Mitigation

- Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.
- Reduce vulnerability to the effects of climate change.

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>Proposed uses are likely to result in an increase of energy-use and consumption, transport movement and waste.</p> <p>The site is within 400m of a neighbourhood centre and there is a bus route that goes along the main road within the site. As with many large scale residential developments, there is likely to be increased traffic into the built-up area which would have a long term negative impact on climatic factors through emissions via the increase in vehicular movements.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	--	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	-	+
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	-	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Stoneywood Primary School has sufficient capacity.</p> <p>Bucksburn Academy currently has capacity however it is going to be overcapacity from 2020 onwards.</p> <p>There is a medical practice within 800m of the site.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	0	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		<p>Green Space Network adjacent to the Bucks Burn may be affected by development.</p>	<p>GIS Layer on Green Space Network</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for Green Space Network</p>	--	<p>Sufficient open space provision will be required as per Policy NE2.</p> <p>Opportunities for habitat enhancements/ green spaces/ corridors.</p>	- +
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		<p>Green Space Network will be affected by development however the proposal will have opportunity to enhance existing networks.</p>	<p>Site Proposal / Masterplan / Development Framework</p> <p>Existing LDP Allocation</p>	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Existing LDP Allocations	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Records show there is potential contamination on a large section of the site due to the previous Paper Mill use.	GIS Layers for contamination, Historic Land- use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development has already commenced on site. It will continue within the LDP timeframe and is expected to be completed within the LDP Timeframe. This is a phased development.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Large site facing north/south/west. Site has gentle undulations and is steeped towards the river valley. Site has some shelter from northerly winds provided by tree belts around the site.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Road network is capable of accommodating the residential/mixed use traffic. Further access roads within the development would be required.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment will be required to be submitted with the application.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of several bus stops. There is a bus route along the main road within the site. There are local shopping facilities within 800m of the site and within the development.	GIS Layer for bus stops/bus routes Check distance	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			to local facilities			
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>Site is surrounded by Green Space Network to the north and northeast. The proposal would not be overtly visible to the north and northeast because the site slopes towards the river valley.</p> <p>Mixed use development would not interfere with the existing landscape to the west of the site, which is predominantly residential in nature with a road acting as a boundary.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and Green Space Network</p> <p>Site Visit</p>	+	N/A	+
<p><u>Material Assets</u></p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?</p>	Material Assets	<p>Development will provide mixed uses on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).</p>	<p>Site Visit</p> <p>Site Proposal / Masterplan / Development Framework</p>	+	<p>LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide mixed uses including both private and affordable housing to meet local needs.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP17 – Former Bucksburn Primary School

Residential 0.94ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R7.	-	+
Can the option connect to the public foul sewer?		Yes. Connections are possible.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Yes. Connections are possible.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
supplies within 250m of the site which may be affected?			Water Layer			
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	<p>According to the SEPA indicative flood map, there is medium risk (0.5% chance) of flooding on the site in any one year. There is one watercourse (Bucks Burn) just outside the north-western boundary of the site.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. Flood Risk Assessment will be required as part of the planning application.	- +
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands,</i></p>	Bio flora and fauna	<p>Site is brownfield and comprises a former primary school. There are some mature trees around the site to the north, east and west. These are on the boundaries and are therefore unlikely to be negatively impacted by the development.</p> <p>To the east, north and south of the site, the site is classified as a potential bat habitat.</p>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space	-	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. Due regard will be given to mature tree belts surrounding site to ensure their retention.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><i>species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>			<p>Network Map</p> <p>Site Visit</p>			
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>Provision of residential uses on site is likely to result in an increase of energy use and consumption, transport movement and waste, as compared to the school that was previously on site.</p> <p>Site is within 1km of shopping areas and there are bus stops within 400m. There is likely to be an increase of traffic due to the development. This has the potential to have a long term negative impact on climatic factors through emissions.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>+</p>
<p>Air Quality</p>						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Brimmond Primary School is forecast to go over capacity in 2025, with overall capacity at 180%. Bucksburn Academy is forecast to go over capacity in 2025, with overall capacity at 135%. A medical practice is located 530m away.	GIS Layer for School Catchments Aberdeen School Roll Capacity	--	Developer contributions will be required as appropriate to mitigate deficiencies in education capacity.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Brownfield Urban	+	LDP Strategy encourages the redevelopment of	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Capacity Study		brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development is likely to be commenced within the LDP timeframe.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is mostly southeast facing. There is adequate shelter from mature trees to the north, east and west of the site. Site is mostly flat.	Aerial Map Site Visit	+	Development must be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of	Material assets and climatic factors?	Access would be via Howes Road however further access may need to be created to serve the development.	Aerial Map Site Visit	-	Access road(s) would must be delivered to the satisfaction of the Council as Roads	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
accommodating traffic generated?					Authority.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 800m of local shopping facilities, schools and a medical practice. Bus stops are available within 400m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Some mature tree belts around the site to the north, east and west. Development would not have a negative impact on the surrounding landscape given the shelter provided by the trees.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	+		+
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle	Material Assets	Development will provide a residential use on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Site Visit Site Proposal / Masterplan / Development	+	LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
or recover existing on-site materials / resources?			Framework			
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan)	0	New development must provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide housing or compatible community uses to meet local need.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

OP18 – Craibstone North and Walton Farm

Employment Land 20ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation		
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 								
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>Possibility of release of waterborne pollution during construction into the Green Burn which runs through the site.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	<p>-</p>	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="background-color: #ffc000;">-</td> <td style="background-color: #92d050;">+</td> </tr> </table>	-	+
-	+							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Can the option connect to the public foul sewer?		Yes, connections are possible and available.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Pockets of poor drainage to the southeast and central areas of the site.	OS Map GIS Hydrogeology Maps	-	Careful design and siting of development and incorporate SUDS.	+
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Yes, connections are possible and available.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	SEPA Flood Maps indicate that the central belt of the site may be at risk of flooding from the Green Burn which runs through the site However, there have been no flooding incidents recorded on the site. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+

[Biodiversity, Flora and Fauna](#)

- Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.
- Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>This is a large greenfield site with existing habitats. There is extensive woodland cover along the Green Burn and at the Mill of Craibstone. Protected species may present an issue. There are a variety of birds that are listed on the Scottish Biodiversity List.</p> <p>Green Space Network designation covers the central section of the site where the Green Burn flows and on the southwestern corner of the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Apply LDP Natural Environment policies which ensure the protection of non-designated natural heritage, trees, woodland and watercourses.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Development will be phased and programmed so effects can be adequately managed over time.</p> <p>HRA Appropriate Assessment and EIA may be required.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop. However, it is more than 800m from local facilities.</p> <p>Proposal is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions because it will be an employment area and people will potentially travel from different areas.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>-</p>	<p>+</p>
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	<p>-</p>	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					transport and air quality policies. This will help mitigate against any negative impact on air quality.		
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	Potential to negatively impact the Green Space Network running through the central belt of the site along the Green Burn and the southwestern corner of the site.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	--	Retention of existing green spaces within the site as part of the development. Due regard will be given to Green Space Network (Policy NE2).	-	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land, although development is already underway. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					area.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Records show there is potential contamination at the Mill of Craibstone in the western section of the site.	GIS Layers for contamination, Historic Land- use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Site is expected to be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is relatively flat and mostly faces southwest. There is adequate cover from prevailing winds.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	There is adequate vehicular access/opportunities for proposed employment uses.	Aerial Map Site Visit	+		+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop but more than 800m from local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>Some woodland cover is present within the central belt and southwestern corner of the site. Development has potential to impact on this.</p> <p>Site forms part of a valley within the city boundary.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and Green Space Network</p> <p>Site Visit</p>	-	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Sites and Monuments Record shows Mill of Craibstone farmstead to the southwest of the site. It is still in use.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore	-	Development must be required to respect/protect any features with significant historical importance as per the Historic Environment Policy and national legislation.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
setting?			Database			
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Employment uses will provide opportunity for economic growth.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP19 – Rowett North

Specialist Employment Area 63.9ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>Possibility of release of waterborne pollution during construction into the Green Burn which runs through the site.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>There will be policy requirements for all new development to install water-saving technologies to assess potential development proposals (Policy R6).</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Yes, connections are possible and available.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Yes, connections are possible and available.	OS Map GIS Scottish Water Layer	0	N/A	0
<u>Flood Risk</u> Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	SEPA Flood Maps indicate that the central belt of the site may be at risk of flooding from the Green Burn which runs through the site. However, there have been no flooding incidents recorded on the site. The Corsehill Burn runs along the north boundary however there have been no flooding incidents on site. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<u>Biodiversity, Flora and Fauna</u>						
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and improve connectivity/function and create new links where needed. 						
To what extent will the proposal affect biodiversity, flora and fauna interests? In particular: <i>International designation</i>	Bio flora and fauna	Site is in use as agricultural grazing land with allotments on the eastern part of the site. Part of the site is identified as being a potential bat habitat. There have been recordings of Roe	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data	-	Site design and layout must incorporate landscaping (including native species) and the	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>(SAC/SPA)</p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>		<p>Deer on site.</p> <p>The corridor which follows the Green Burn on site is designated as Green Space Network. This is likely to be affected by development.</p>	<p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>		<p>mature trees on boundaries that add to the biodiversity value of the area are retained.</p> <p>Due regard to be given to the LNCS and to Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>		
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Planning Assessment of Climate Emissions)?		<p>waste.</p> <p>The site is in relatively good proximity to local facilities (within 800m) and there are bus stops within 500m. It is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality because it will be an employment area and people will potentially travel from different areas, there will be an increase in vehicular movements as a result of the development.</p>	<p>400m</p> <p>GIS Layers for cycle lanes/facilities</p>		<p>technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>		
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	-	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> • Protect and enhance outdoor access opportunities and access rights. • Protect and enhance human health. • Promote economic growth, social inclusion, environmental improvement, health and safety. 						
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	Although the site is zoned for business use development has the potential to impact the open space whereby part of it is used for allotment purposes.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	--	Sufficient open space provision will be required as per Policy NE2. Retention of existing allotments.	-
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		A Core Path runs through the centre of the site and up to the north. It is likely to be affected by development.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths,	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development would result in loss of open space used by public as allotments. It would also interfere with current Green Space Network element within the site.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	--	Provision of new and/or retention of elements of existing green spaces and allotments within	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					the site as part of the development. Due regard will be given to Policy NE2.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land, although development is already underway. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	--	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons,	Material assets	Development will be delivered within the LDP timeframe. The site sits within the NATS Perwinnes Safeguarding area where development should not exceed 45m in height.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	-	Consult NATS as part of the development management process.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
underground gas pipelines etc.						
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Flat south facing site with some shelter from northerly winds.	Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access to the site would be via the A96 or Dyce Drive. Additional access roads would be needed within the development.	Aerial Map Site Visit Site Proposal	-	Transport Statement/ Assessment will be required to be submitted with the application. Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 800m of local facilities and is located within 400m of a bus stop.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
<u>Landscape Designated Sites</u>						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features	Landscape	There are some trees on site with overgrown bushes to the far east.	Landscape Character Assessment	-	Landscape impact can often be	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>		<p>Surrounding business uses means the proposal will not be out of keeping with the character of the general area.</p> <p>Northern half of the site is identified in the Landscape Character Assessment as part of the River Don Valley, which is prime landscape. There is a small strip of ancient woodland to the southeast. Development would likely impact the ancient woodland.</p>	<p>Existing LDP allocations for Greenbelt and Green Space Network</p> <p>Site Visit</p>		<p>mitigated through screening or sensitive siting of buildings within the site.</p>	
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?</p>	<p>Material Assets and Human Health</p>	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	<p>Existing LDP allocations for Waste Facilities</p>	<p>++</p>	<p>N/A</p>	<p>++</p>
<p>For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning</p>	<p>Material Assets</p>	<p>Development will provide adequate space for kerbside collection or recycling facilities.</p>	<p>Check Scottish Planning Policy (superseded Zero Waste Plan)</p> <p>Site Proposal / Masterplan / Development Framework</p>	<p>0</p>	<p>New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where</p>	<p>0</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Policy – Planning for Zero Waste?					appropriate, as per Policy R5.	
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Standing structure with a memo for the Rowett Institute (Site Ref NJ81SE0175).	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect/protect any features with significant historical importance as per Policy D6 and national legislation.	+
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Employment uses will provide opportunity for economic growth.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP20 – Craibstone South

1000 Houses 42.6ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation		
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 								
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>Possibility of release of waterborne pollution during construction into the Gough Burn which runs from the east to southwest.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	<p>-</p>	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #ffc000; text-align: center;">-</td> <td style="background-color: #92d050; text-align: center;">+</td> </tr> </table>	-	+
-	+							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Can the option connect to the public foul sewer?		Yes, connections are possible and available.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Pockets of poor drainage from east to southwest along the Gough Burn and also the central and north western areas of the site.	OS Map GIS Hydrogeology Maps	-	Careful design and siting of development and incorporate SUDS.	+
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Yes, connections are possible and available.	OS Map GIS Scottish Water Layer	0	N/A	0

Biodiversity, Flora and Fauna

- Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.
- Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.
- Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>This is a large greenfield site with existing habitats. The woodland along the Gough Burn and in the central part of the site is part of the ancient woodland. There is extensive woodland cover on the southern site. Protected species may present an issue. There are a variety of birds that are listed on the Scottish Biodiversity List.</p> <p>Green Space Network designation covers the east and southwestern section of the site where the Gough Burn flows and there are additional small pockets throughout the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Apply LDP Natural Environment policies which ensure the protection of non-designated natural heritage, trees, woodland and watercourses.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Development will be phased and programmed so effects can be adequately managed over time.</p> <p>HRA Appropriate Assessment and EIA may be required.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>	<p>+</p>
<p>Climate Change Mitigation</p>							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>The closest bus stop is approximately 800m away. Local facilities are more than 800m away. However development will include local facilities.</p> <p>Proposal is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>--</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>-</p>	<p>+</p>
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	<p>-</p>	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Brimmond Primary School has capacity at present but will be overcapacity from 2020 onwards.</p> <p>Bucksburn Academy has capacity at present but will be overcapacity from 2021 onwards.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		<p>Potential to negatively impact the Green Space Network running through the site along the Gough Burn and the additional pockets of green space dotted around the site.</p>	<p>GIS Layer on Green Space Network</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for Green Space Network</p>	--	<p>Retention of existing green spaces within the site as part of the development.</p> <p>Due regard will be given to Green Space Network (Policy NE2).</p>	- +
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and		<p>Possible impact on Core Paths running along the Gough Burn and centrally through the site.</p>	<p>GIS Layer on Core Paths/Cycle Lanes</p>	--	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
rights of way?					line with Policy NE2.	
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal will consider the existing green network and look to maintain it as well as structure open spaces around the existing water course.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	++	N/A	++
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction. Development on site has already begun.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas	Material assets	Development is expected to commence within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
pipelines etc.			gas networks, gas pipelines Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Fairly large site that is south/east/west facing. It forms part of a valley and therefore has some undulations.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Additional access roads would be required to serve the development.	Aerial Map Site Visit Site Development Framework	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment will be required to be submitted with the application.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The closest bus stop is approximately 800m away. Local facilities are more than 800m away.	GIS Layer for bus stops/bus routes Check distance to local facilities Site Development Framework	-	The wider development includes local facilities and access to public transport. Development must align with Policy T2 which encourages reasonable access to sustainable and active	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					travel.	
Landscape Designated Sites						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Some woodland cover is present within the central belt and along the water course. Development has potential to impact on this. Site forms part of a valley within the city boundary.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Sites and Monuments Record shows: Craibstone House, a mansion house – this is a documentary record.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	0	N/A	0
<p><u>Population</u></p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing to meet local needs.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP21 – Rowett South

1940 Homes 107ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>Possibility of release of waterborne pollution during construction into the Gough Burn which borders the site to the northwest.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Can the option connect to the public foul sewer?		Yes, connections are possible.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Pockets of poor drainage along the Gough Burn which borders the site to the northwest, and in little areas across the site.	OS Map GIS Hydrogeology Maps	-	Careful design and siting of development and incorporate SUDS.	+
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Yes, connections are possible and available.	OS Map GIS Scottish Water Layer	0	N/A	0

Biodiversity, Flora and Fauna

- Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.
- Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.
- Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>Site is in close proximity to the Three Hills Local Nature Conservation Site, however no part of the site itself is covered by this designation. Therefore, potential negative impact on biodiversity is likely to be limited.</p> <p>Green Space Network designation covers the central part of the site, running east to west, and a northern pocket of the site.</p> <p>Site is a potential bat habitat.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Development will be phased and programmed so effects can be adequately managed over time.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	- +
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>The closest bus stop is more than 800m away. Local facilities are also more than 800m away.</p> <p>Proposal is very likely to increase traffic</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	--	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		into the built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements. The development will however include local facilities.			least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School	Population and human health or	Brimmond Primary School has capacity at present but will be overcapacity from 2020	GIS Layer for School	-	Developer contributions may be required as appropriate	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Catchment Area/ Primary school catchment area. Health provision.	material assets	onwards. Bucksburn Academy has capacity at present but will be overcapacity from 2021 onwards.	Catchments Aberdeen School Roll Capacity		to mitigate deficiencies in education capacity.	
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Potential to negatively impact the Green Space Network covering the central part of the site, running east to west, and the northern part of the site.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Retention of existing green spaces within the site as part of the development. Due regard will be given to Green Space Network (Policy NE2).	- +
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		Possible impact on Core Paths running along the north eastern boundary of the site.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in line with proposed Policy NE2.	- +
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal will consider the existing green network and look to maintain it as well as structure open spaces around the existing water course to the northwest boundary.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Soils</p> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	<p>Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.</p> <p>There is an area of filled ground that runs east to west. This will require to be properly remediated before development takes place, which will lead to a positive benefit for soil if handled appropriately.</p>	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
<p>Deliverability/Sustainability Constraints</p> <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development is expected to commence within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Fairly large site that is mostly east/west facing. It forms part of a valley and therefore has some undulations.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds,	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
						as per the LDP.	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Additional access roads would be required to serve the development.	Aerial Map Site Visit	-		Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment will be required to be submitted with the application.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The closest bus stop is more than 800m away. Local facilities are more than 800m away. However, the development will include local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities Site Development Framework	-	+	The wider development includes local facilities and access to public transport. Development must align with Policy T2 which encourages reasonable access to sustainable and active travel.	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 							
Non-designated landscape features and key landscape interests	Landscape	Development may impact negatively on the local landscape setting in this part of the city. May also negatively affect the setting and aspect of/from Brimmond Hill Country park and result in negative affects on	Landscape Character Assessment Existing LDP allocations for	--		Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		landscape.	Greenbelt and Green Space Network Site Visit			
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<u>Cultural Heritage</u> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Will the option affect any archaeological sites, scheduled monuments, listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?</p>	<p>Cultural heritage, incl architectural and archaeological heritage (and links with landscape)</p>	<p>Standing structures: Clashbogwell Croft (still in use) to the west.</p> <p>March Stones 40 (to the west), 41 and 42 (on the southern boundary).</p> <p>Listed Newhills Parish Church west of the site outwith the boundary. May be a negative effect if design is not sensitive, however may be a positive enhancement of setting and access.</p>	<p>GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.</p> <p>Canmore Database</p>	<p>-</p>	<p>Development will be required to respect/protect any features with significant historical importance as per the Historic Environment Policy and national legislation.</p>	<p>+</p>
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
<p>Promote economic growth, social inclusion, environmental improvement, health and safety.</p>	<p>Population</p>	<p>Proposal will provide both private and affordable housing to meet local needs.</p>	<p>Site Proposal / Masterplan / Development Framework</p> <p>Existing LDP Allocation</p>	<p>+</p>	<p>Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.</p>	<p>+</p>

OP22 – Greenferns Landward

1500 Houses 69.6ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Yes, connections are possible and available.	GIS Scottish Water Layer	0	N/A	0	
Does the option avoid impact on Groundwater	Water and Biodiversity,	Poor drainage around field drain/burn running west to east in the norther section	OS Map GIS	-	Careful design and siting of development	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Fauna and Flora	of the site.	Hydrogeology Maps		and incorporate SUDS.	
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Yes, connections are possible and available.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Surface water flooding across field drain/burn running west to east in the norther section of the site.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>Large greenfield site, with potential bat habitats. It bounds Green Space Network to the south.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals</p> <p>Due regard will be given to existing/nearby Green Space Network when planning new developments as per Policy NE2 in order to ensure habitat links are maintained and enhanced.</p>	+
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>The closest bus stop is more than 800m away. Local facilities are also more than 800m away.</p> <p>Proposal is very likely to increase traffic</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	--	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		into the built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements. The development will however include local facilities.			least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment	Population and human health or material assets	Brimmond Primary School has capacity at present but will be overcapacity from 2020 onwards. Bucksburn Academy has capacity at	GIS Layer for School Catchments Aberdeen School	-	Developer contributions may be required as appropriate to mitigate deficiencies	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
area. Health provision.		present but will be overcapacity from 2021 onwards.	Roll Capacity		in education capacity.	
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal will consider the existing green network and look to maintain it.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	++	N/A	++
Soils						
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints						
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing	Material assets	Development is expected to commence within the LDP timeframe.	Site Proposal / Masterplan / Development	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
constraints, e.g. electricity pylons, underground gas pipelines etc.			Framework GIS Layers for gas networks, gas pipelines Site Visit				
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Fairly large site that is mostly east/west/south facing. It forms part of a valley and therefore has some undulations.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Additional access roads would be required to serve the development.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment will be required to be submitted with the application.	+	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The closest bus stop is more than 800m away. Local facilities are more than 800m away.	GIS Layer for bus stops/bus routes Check distance to local facilities Site Development	-	+	The wider development includes local facilities and access to public transport. Development must align with Policy T2 which encourages	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Framework		reasonable access to sustainable and active travel.	
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Development may have a detrimental effect on local landscape particularly the landscape setting of Brimmond Hill.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	- +
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>March Stones 41 and 42 (on the northern boundary).</p> <p>Standing structures: Netherhills Farmstead and Holmhead Farmstead (both still in use).</p>	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect/protect any features with significant historical importance as per the Historic Environment Policy and national legislation.	0
<p><u>Population</u></p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing to meet local needs.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP23 – Dyce Drive

Business & Industrial 108ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Yes, connections are possible and available.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Yes, connections are possible and available.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
supplies within 250m of the site which may be affected?			Water Layer			
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	Small pockets of surface flooding across the site, and along the field drain/burn to the northwest.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Small patch of Green Space Network designation on the south.</p> <p>Potential bat habitat to the northwest and south.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	<p>+</p>	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>The site is in relatively good proximity to local bus stops (within 400m) however local facilities are more than 800m away.</p> <p>The development is likely to increase traffic into the built-up area and have a long term</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		negative impact on climatic factors through emissions. Because it is an employment area, people will potentially travel from different areas and there will be an increase in vehicular movements as a result of the development.			least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
To what extent will the proposal affect Core Path links or other key access	Population and human health or	There is a Core Path running through the site. Some potential for loss or severance if not carefully considered. However, quality	GIS Layer on Core Paths/Cycle	-	Development will be required to safeguard Core Paths and Rights		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
networks such as cycle paths, coastal paths and rights of way?	material assets	and access may also be improved through development.	Lanes		of Way and enhance links between paths, in line with proposed Policy NE2.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land, although development is already underway. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe. The site sits within the NATS Perwinnes Safeguarding area where development should not exceed 45m in height.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	-	Consult NATS as part of the development management process. Development must align with policy B3 Aberdeen Airport.	+
Site aspect – does the site	Climatic factors	Mostly flat south facing site. Quite exposed	Aerial Map	-	Development will be	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
make best use of solar gain? Is the site protected from prevailing winds?		from northerly winds.	Site Visit		encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access to the site would be via the A96 or Dyce Drive. Additional access roads would be needed within the development.	Aerial Map Site Visit Site Proposal	-	Transport Statement/ Assessment will be required to be submitted with the application. Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop. It is more than 800m from local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Employment uses will provide opportunity for economic growth.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP24 – Central Park, Dyce

New Community Sites and Facilities 0.71ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R7.	-	+
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0	
For large scale	Water and	Connections are possible.	OS Map	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
developments are there any private or public water supplies within 250m of the site which may be affected?	Human Health		GIS Scottish Water Layer				
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>There is a cluster of new trees in the middle of the site, these would potentially be lost for the development.</p> <p>Site falls within a potential bat habitat; therefore.</p> <p>The site also falls within the Green Space Network – development would interrupt the network.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	--	<p>Ensure site design and layout incorporates landscaping (including native species) and the new trees on boundaries that add to the biodiversity value of the area are retained.</p> <p>Due regard to be given to Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Climate Change Mitigation						
<ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p>	GIS Layers for bus routes/bus stops – shows you whether it's within 400m GIS Layers for cycle lanes/facilities Submitted Bid Documents	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	+
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> • Protect and enhance outdoor access opportunities and access rights. • Protect and enhance human health. • Promote economic growth, social inclusion, environmental improvement, health and safety. 						
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Development will impinge upon open space that is used by the public for walking, and also for recreational activities.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	--	Sufficient open space provision will be required as per the Policy NE2 in the LDP.	-
To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?		A core path runs through the site, to the west. Development is likely to significantly impact this.	GIS Layer on Core Paths/Cycle Lanes	--	Development will be required to safeguard core paths and rights of way and enhance links between paths.	-
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development would result in loss/disruption of open space and green space network. It would sever part of the Green Space Network.	Submitted Bid Documents	--	Provision of new and/or retention of elements of existing green spaces within the site as part of the development. Due	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					regard will be given to Policy NE2.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is mostly on greenfield land. Part of the site falls on brownfield land (artificial playing fields). In both cases there would be short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is east/west facing with some shelter. It has a slight terrace.	Submitted Bid Documents Aerial Map Site Visit	0	Development must be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					LDP.	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	There is an access road to an existing health care centre and houses. This may be used for the development.	Submitted Traffic Assessments	0	Any access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is accessible with bus stops within 400m. Local facilities are also available within 800m.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Development will result in the loss of cluster of trees. It will impinge on green space network and urban green space.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development must provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	A health care facility will improve the health and wellbeing of the local population.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Site is bound by the River Don to the north. Development may result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the river (during and/or post-construction), either worsening or limiting efforts to maintain its current status/ condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
large-scale abstraction or allow the de-culverting of a watercourse?		efficiency unless required to do so through mitigation measures.			Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections are possible and available.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Pockets of surface water flooding to the north east and east of the site.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
Biodiversity, Flora and Fauna						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p><i>Inverness – Kittybrewster Railway line 100m from site at closest point; River Don LNCS situated 250m north of the site boundary at its closest point. River Don is also bound by areas of Ancient Woodland along the north and south banks of the river and development may have significant impacts on biodiversity.</i></p> <p><i>Greenfield site which is likely to have existing habitats.</i></p> <p><i>Green Space Network Designation covers most of the northern part of the site, and a central strip.</i></p> <p><i>Site is a potential bat habitat.</i></p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Due regard will be given to Green Space Network (Policy NE2) and Trees and Woodland (Policy NE5) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	<p>-</p>	<p>+</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate</p>	<p>Climatic Factors</p>	<p><i>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</i></p> <p><i>The closest bus stop within 400m and local</i></p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Emissions)?		<p>facilities are also more than 500m away.</p> <p>Although the site is relatively near local facilities and bus stops, the development has the potential to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements.</p>	GIS Layers for cycle lanes/facilities		<p>technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>		
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	-	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	-	+
<p>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Woodside Primary School has sufficient capacity. Oldmachar Academy has enough capacity but is due to go overcapacity in 2024. Closest medical centre is within 1.5km.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Potential to negatively impact the Green Space Network covering the northern part of the site, and a central strip within the site.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Retention of existing green spaces within the site as part of the development. Due regard will be given to Green Space Network (Policy NE2).	+
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		Possible impact on Core Path running along the north western part of the site.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in line with proposed Policy NE2.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Potential contamination on part of the site related to gas manufacture & distribution therefore mixed impact on soil with some positive impacts due to remediation.	GIS Layers for contamination, Historic Land- use, Landscape Character Assessment	-	Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development is expected to commence within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	North east facing site. Mostly flat.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Additional access roads would be required to serve the development.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment will be required to be submitted with the application.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The closest bus stop is within 400m and local shopping facilities are within 800m.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
handling operation?							
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0	
<u>Cultural Heritage</u> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 							
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Woodside House and Woodside Stables are both B-listed.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	+	Development must respect/protect the Woodside House and Woodside Stables as per Policy D6 and national legislation.	+
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal includes an allowance for a 50% affordable housing contribution which will have a positive impact on population.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	++	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	++

OP86 – Dyce Railway Station

Land for Transport 1.1ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Yes, connections are possible.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	Small pockets of surface flooding on the site.	GIS Layers for Flood Risk	-	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p> <p>Proposal includes associated landscaping.</p>	+	
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>Proposal is for an expanded car park and is part of a railway station. This would have a positive impact on emission reduction as more people would use public transport.</p> <p>Site is within 400m of a bus stop and 800m of local shopping facilities.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	+	LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	+	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas	-	+	<p>New development must consider sustainable travel methods and</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Air Quality Action Plan		sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population and human health or material assets	Possible negative impact on Core Path running to the northwest of the site.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in line with Policy NE2.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Deliverability/Sustainability Constraints						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Flat site that is mostly eastern facing.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	0
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is very accessible.	Aerial Map Site Visit	++	N/A	++
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is next to the railway station, and 400m from a bus stop and within 800m of local facilities and employment opportunities.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Material Assets <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide parking to an existing railway station, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Site Visit	+	N/A	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan)	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will encourage greater use of the railway station, which will bring positive environmental and social benefits.	Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

Appendix 6.3 Desirable Sites: Kingswells and Greenferns

OP26 – Old Skene Road

OP27 – Greenfern Infant School

OP28 – Greenferns

OP29 – Prime Four Business Park

OP63 – Prime Four Business Park – Phase 5 Extension

OP30 – Kingsford

OP31 – Maidencraig South East

OP32 – Maidencraig North East

OP33 – Greenferns

OP34 – East Arnhall

OP111 – Skene Road, Maidencraig

OP26 – Old Skene Road

14 Houses 1.2ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>There may be some release of waterborne pollution during construction onto the North Burn of Rubislaw, located 98m north of the site.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					Policy R7.	
Can the option connect to the public foul sewer?		Connections are available and possible.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections are available and possible.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	According to SEPA Indicative Flood Risk Map, there is no evidence of flood risk on the site. There have been no flooding incidents recorded on the site and are no watercourses present on the site.	GIS Layers for Flood Risk Submitted Bid Documents	0	N/A	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
To what extent will the proposal affect biodiversity, flora and fauna interests? In	Bio flora and fauna	Site is part of greenbelt. There is a tree belt along south of site. Proposal will have limited impact on flora	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs,	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigatio n	Mitigation if appropriate?	Scoring – post mitigation	
<p>particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>		<p>and fauna interests.</p>	<p>TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>				
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is approximately 1.4km of shopping facilities and there are bus stops within 800m. The site is fairly distant from local facilities and is likely to increase vehicular traffic in the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		movements as a result of any development.			Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
<u>Service Infrastructure</u> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment	Population and human health or material assets	Kingswells School currently is at 98% capacity both now and in the long term. Bucksburn Academy is currently under capacity at 87%, however by 2020 it will	GIS Layer for School Catchments Aberdeen	0	Developer contributions will be required as appropriate to mitigate		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
area. Health provision.		be overcapacity. There is likely to be provision in the longer term once the new Countesswells Academy is built. There is a Medical Practice 1.6km from the site.	School Roll Capacity		deficiencies in education capacity.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Gently undulating site with generous tree cover providing shelter from the wind. Site is north facing.	Submitted Bid Documents Aerial Map Site Visit	-	Development must be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	0
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access is possible be via Old Skene Road and a new access road into the development.	Submitted Traffic Assessments	+	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Neighbourhood centre is within 1.4km. Employment opportunities are within 1.1km. The closest bus stop is within 420m. There is a Park and Ride within 1km of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	N/A	0
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to	Landscape	Tree belt to south of site. Because site is slightly elevated, development would appear perched.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN	-	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?			Site Visit			
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development must provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing.	Submitted Bid Documents	+	Developer contributions will be required as appropriate for environmental improvements and affordable housing.	+

OP27 – Greenfern Infant School

Residential 0.91ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections are possible and available.	GIS Scottish Water Layer	0	N/A	0	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>+</p>
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	<p>-</p>	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Kingsford Primary School has sufficient capacity. Hazlehead Academy is due to go over capacity from 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Existing LDP Allocations	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered	Material assets	Development will be delivered within the	Site Proposal / Masterplan /	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.		LDP timeframe.	Development Framework GIS Layers for gas networks, gas pipelines Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Flat site that is mostly south eastern facing.	Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is highly accessible via existing access roads.	Aerial Map Site Visit	+	N/A	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop and local shopping facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle	Material Assets	Development will provide housing, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Site Visit Site Proposal / Masterplan / Development	+	LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
or recover existing on-site materials / resources?			Framework			
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal would provide housing which will meet local housing needs.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP28 – Greenferns

120 Houses 13.6ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Air	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Development will be connected to the mains water and drainage supplies.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
supplies within 250m of the site which may be affected?			Water Layer			
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Some chance of surface flooding in the northern part of the site.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Part of the site (the west) is identified as being a potential bat habitat due to wooded features.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p> <p>+</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	<p>+</p>	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p> <p>+</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>+</p>	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.			least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School	Population and human health or	The site is zoned under 2 primary schools. Most of the site is zoned under Westpark Primary which has sufficient capacity. The	GIS Layer for School	++	Developer contributions may be required as appropriate	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Catchment Area/ Primary school catchment area. Health provision.	material assets	northern most section of the site is zoned under Heathryburn Primary School which is overcapacity. This section of the site already comprises the recently built Heathryburn school and would not be used for housing. Northfield Academy has sufficient capacity.	Catchments Aberdeen School Roll Capacity		to mitigate deficiencies in education capacity.	
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		A Core Path runs from northwest to northeast of the site. It may be affected by development.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in line with proposed Policy NE2.	+
Soils						
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints						
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Existing tree belt to the west of the site (beech hedging around). South facing, generally flat site.	Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to the site would be from Davidson Drive. Additional roads would be required to serve the development.	Aerial Map Site Visit	+	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Assessment/ Travel Plan may be required.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop and local facilities are within 800m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Non-designated landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	Site is open farmland and has few features apart from a tree belt that lies to the west of the site and beech hedging present on site. The site includes two schools. Residential development would potentially fit in well with the surrounding landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	+	Careful site design to ensure retention of tree belt.	+
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
for Zero Waste?			Framework			
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing to meet local needs.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP29 – Prime Four Business Park

Specialist Employment 50ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>The Denburn runs along the eastern part of the site. Development has potential to release of waterborne pollution into the Denburn during construction.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p>	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA.	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Site has been partly developed as part of a business park. Therefore, connections are possible.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Much of the site is freely drained however part of the south eastern section of the site appeared boggy and waterlogged.	OS Map GIS Hydrogeology Maps	-		+
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections to public/private water supplies are possible.	OS Map GIS Scottish Water Layer	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	<p>Water, Climatic Factors and Human Health</p>	<p>The Denburn runs along the south east. This is quite prone to flooding however there have been no flooding incidents recorded here. According to SEPA Indicative Flood Risk Map, there are slight chances of surface flooding in in various pockets of the site. However there have been no recorded flooding incidents.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>	<p>GIS Layers for Flood Risk</p> <p>SEPA Flood Maps</p>	<p>-</p>	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>	<p>+</p>
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>The tree belt (primarily conifers) in the south and central area is classed as a Priority Habitat.</p> <p>Sections of the site are potential Bat Habitats.</p> <p>Green Space Network designation covers northern, western and central strips of the site. Development would result in loss/interruption of part of this.</p> <p>There is a TPO located to the south east of the site. Development is likely to affect existing tree belts.</p> <p>There have been records of Eurasian Red Squirrel and records indicate the presence of locally designated species Common Tern and Red Kite on the site and Invasive Non-Native Plant species Rhododendron in the area.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network and Tree and Woodlands policies (NE2 and NE5) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>	<p>-</p>	<p>+</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Nearest local facilities are more than 800m away. There are bus stops within 400 and 800m of the site. There is a Park and Ride</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		adjacent to the site to the southwest. Although site is close to park and ride, it is highly likely that many people will travel by car from far to work. Therefore, traffic into the built-up area is likely to increase and have a long term negative impact on climatic factors through emissions from an increase in vehicular movements.	lanes/facilities		dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
Service Infrastructure						
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Will the proposal have the opportunity to enhance the	Population and human health or	Development includes landscaped zones	Site Proposal / Masterplan /	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
green network through for example the green infrastructure on site?	material assets	around the site.	Development Framework Existing LDP Allocation			
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site classed as potentially contaminated land. The south western part is classed as a Potentially Contaminated Site (Kingswells Landfill/Brae's of Blackhill Quarry). A small section in the south west corner of the middle section is classed as a Potentially Contaminated Site (Five Mile Garage).	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
<p>Will the site be delivered within the LDP timeframe?</p> <p>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p>	Material assets	<p>Development on this site is already underway. Its expected completion will be within the LDP timeframe.</p>	<p>Site Proposal / Masterplan / Development Framework</p> <p>GIS Layers for gas networks, gas pipelines</p> <p>Site Visit</p>	+	N/A	+
<p>Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?</p>	Climatic factors	<p>Large site, generally south facing. The southern part and central part of the site is very sheltered and has thick woodland tree cover. There is some vegetation cover to the east, however it is generally very exposed.</p> <p>Part of the site is fairly steep with a gradient higher than 1:12, whilst the central belt slopes gently. The southern part of the site is much flatter with gentle undulations to the west.</p>	<p>Aerial Map</p> <p>Site Visit</p>	-	<p>Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.</p>	+
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	<p>Existing access roads within the Prime Four development are in place. Additional roads would be required to serve further development.</p>	<p>Aerial Map</p> <p>Site Visit</p>	+	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Transport Statement/ Assessment / Travel Plan will be required as</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					part of the planning application.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is distant from local facilities however is adjacent to a Park and Ride Facility (within 400m).	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Part of the site is lowlying and may be visible from the frontage of the A944 dual carriageway south of the site. The land on the opposite side of the A944 is open farmland, and the development could potentially interfere with this view. Potential loss to range of mature tree belts.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	- +
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
compromise the waste handling operation?						
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There may be a significant negative impact on the setting of a scheduled consumption dyke on the northern boundary resulting from development. Kingswells House – category B listed building is within the site.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	--	Landscaped buffer zone separates development from the dyke, protecting its setting. Development will be required to respect any listed buildings/features within/around the site as per Historic Environment policies and national legislation.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development would enable the continued provision of employment opportunities in the area. This would have a positive impact on the economic growth of Aberdeen.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP63 – Prime Four Business Park Phase 5 Extension

Specialist Employment 12.7ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections are possible and available.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Connections to public/private water supplies are possible.	OS Map GIS Scottish	0	N/A	0	

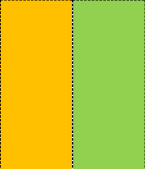

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
supplies within 250m of the site which may be affected?			Water Layer			
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	<p>According to SEPA Indicative Flood Risk Map, there are slight chances of surface flooding in a small area to the northern and north eastern part of the site. However there have been no recorded flooding incidents.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Site is adjacent to the West Hatton Local Nature Conservation – it wraps around the site from the east and runs northwards and westwards. Development is likely to result in the loss and disturbance of important semi-natural woodland habitat.</p> <p>Parts of the site are areas of potential bat habitat.</p> <p>Parts of the site are also identified as part of the Green Space Network – it is likely that connectivity between habitats will be lost.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological assessment required to avoid impacts on the LNCS.</p> <p>Development will be phased and programmed so effects can be adequately managed over time.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard must be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>	<p>+</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Nearest local facilities are more than 800m</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Emissions)?		away. There are no bus stops within 400 or 800m of the site. There is a Park and Ride about 1km southwest of the site. Although there is a Park and Ride within 1km, it is highly likely that many people will travel by car from far to work. Therefore, traffic into the built-up area is likely to increase and have a long term negative impact on climatic factors through emissions from an increase in vehicular movements.	GIS Layers for cycle lanes/facilities		generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?	Population and human health or material assets	Development includes landscaped zones around the site.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	N/A	+
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	N/A	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development is expected to be completed within the LDP timeframe. Surface electricity pylons on site. Similar issues (pylons) have already been resolved satisfactorily on site at Prime Four and this is commonplace on a development site.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	0	Careful siting and design of development.	+
Site aspect – does the site	Climatic factors	Site is mostly southwestern facing. It has	Aerial Map	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
make best use of solar gain? Is the site protected from prevailing winds?		undulates gently and has adequate tree cover.	Site Visit				
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	New access roads would be required to serve this development – connecting it from the existing Prime Four development.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment / Travel Plan will be required as part of the planning application.	+	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is distant from local facilities and is more than 800m from the nearest Park and Ride.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	N/A	-	
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 							
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate</p>	Landscape	Development is likely to have a significant impact on the local landscape, through new development on a greenfield site. However, it is unlikely that it will be significant given the context of surrounding large-scale development at Prime Four business park.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network	-	+	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
it? Such as current settlement boundaries, existing townscape and character of surrounding area?			Site Visit			
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Cultural Heritage						
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed	Cultural heritage, incl architectural and archaeological heritage (and	Category C Quaker burial ground lies within the site. Development has the potential to have a significant negative effect, if the site and setting of the burial ground is not treated sensitively. Site is	GIS Layers for scheduled monuments, archaeological sites, listed	--	Require buffer zone around the burial ground; improved access and maintenance. Input	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	links with landscape)	currently overgrown and there is potential for improvement and enhancement. The consumption dyke lies to the east of the sites (Scheduled Monument SM108). Again there could be a negative impact on setting.	buildings, conservation area. Canmore Database		should be sought from the Masterplanning and Design team during the masterplanning process. Development will be required to respect any listed or historical features on site in accordance with the historic environment policies in the LDP and national legislation.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development would enable the provision of employment opportunities in the area. This would have a positive impact on the economic growth of Aberdeen.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP30 – Kingsford

New Community Sites & Facilities 24.5ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent to the Brodiach Burn / Ord Burn ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	CEMP and Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	-	+
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)		All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this large-scale development would likely be significant.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					levels. All new development must install water- saving technologies in accordance with Policy R7.	
Can the option connect to the public foul sewer?		Connections possible.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Areas within the site are partially waterlogged. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS to offset any significant impact(s).	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The Brodiach Burn / Ord Burn the sites eastern boundary; a field drain (running east-west into the Brodiach) demarcates the northern site boundary. Both watercourses are shown to be prone to pluvial and fluvial flooding as identified by SEPA's flood risk map. This is only likely to affect the eastern and north-eastern sections of the site.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>The site comprises of grassland and overgrown bushes with semi-mature trees. Protected species may be an issue. Bats have been recorded on site.</p> <p>Locally designated species recorded for this site by NESBReC are: Common Tern, Skylark and Kestrel. There have also been recordings of Pink-Footed Goose on the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Habitat enhancements may reduce residual impact on habitat/species.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	<p>+</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of a football stadium and uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>There is a bus stop along the A944 (350m away) with a limited N17 Stagecoach bus service.</p> <p>Stagecoach route X17 travels along the</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		<p>A944 running between Aberdeen and Westhill/Echt. However, the closest bus stop would be on Straik Road in Westhill which is more than 2km away.</p> <p>Tesco Superstore is more than 1km from the site. Lawson Playing Fields are around 650m west of the site. Kingswells Medical Practice is over 2km away. Multiple other facilities are also more than 1km from the site.</p>	<p>Check distance to local facilities</p> <p>Submitted Bid Documents</p>		<p>least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, such an increase in development will likely result in negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	- +
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
To what extent will the proposal affect the quality		No public open space present within site.	GIS Layer on Green Space	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?			Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN			
To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?		The proposal will lead to significantly increased usage of Core Path 91 on match days (running east-west along the sites southern boundary, adjacent to the A944).	GIS Layer on Core Paths/Cycle Lanes	-	Development must safeguard core paths and rights of way and enhance links between paths. Contributions required to offset impacts.	0
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Opportunities to enhance elements of existing green networks.	Submitted Bid Documents	0	Provision of new and/or retention of elements of existing green networks within the site as part of the development.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Soils	Site is on predominantly greenfield land (although it is recognised that site was previously used for landfill purposes). Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					area.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Records show two significant areas of contamination on site associated with waste tipping/ previous landfill uses.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Development must remedy condition of site in respect of contamination.	+
Deliverability/Sustainability Constraints						
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be prior to the adoption of the LDP	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is flat, southwest facing, generally low-lying with a tree belt to the west providing some shelter from northerly winds.	Submitted Bid Documents Aerial Map Site Visit	+	Development must be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic	Material assets and climatic factors?	Potentially significant road network issues, albeit it is recognised that significant impacts would be limited to matchdays.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
generated?						
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Tesco Superstore is more than 1km from the site. Lawson Playing Fields are around 650m west of the site. Kingswells Medical Practice is over 2km away. Multiple other facilities are also more than 1km from the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	Provision of future services and linkages.	+
Landscape Designated Sites						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Proposed uses would intrude into the surrounding landscape which is open farmland/fields with scattered cottages.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		Site is classed as open farmland and comprises six agricultural fields. Site is largely undeveloped with some semi-mature trees and overgrown bushes.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	As above.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development must provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Provision of community facilities and socio-economic benefits at local and regional scale.	Submitted Bid Documents	++	N/A	++

OP31 – Maidenraig South East

450 Houses 29.8ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>The Den Burn and North Burn of Rubislaw run along the southern boundary of the site. Development has potential to release of waterborne pollution into the Burn during construction.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Site has been partly developed as part of a business park. Therefore, connections are possible.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections are possible and available.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The Den Burn and North Burn of Rubislaw located along the southern boundary are at risk of flooding. There are pockets of surface flooding on the northern part of the site. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
Biodiversity, Flora and Fauna						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Den of Maidencraig Local Nature Reserve runs along the southern boundary. Development would likely result in the loss and disturbance of important semi-natural woodland.</p> <p>A huge part of the site is identified as part of the Green Space Network (northeast and east, south and southwest, and west and northwest) – it is likely that connectivity between habitats will be lost.</p> <p>Parts of the site are areas of potential bat habitat.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Development will be phased and programmed so effects can be adequately managed over time.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>	<p>+</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and local</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Emissions)?		facilities are within 1.4km. For the proposed residential use, although the site is close to a bus stop, the development is likely to result in additional vehicular movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions.	GIS Layers for cycle lanes/facilities		generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Fernilea Primary School has sufficient capacity. Hazlehead Academy will be overcapacity in 2021. Closest medical practice is approximately 1.2km away.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Possibility of loss/interruption of Green Space Network which is part of the Den of Maidencraig LNR.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network Development Framework/Masterplan	-	Long term connection between existing green spaces is proposed. Sufficient open space provision will be required as per Policy NE2.	+
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		Possibility of negative impact on Core Path running through the south of the site.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in line with proposed Policy NE2.	+
Will the proposal have the opportunity to enhance the		Development will maintain existing long	Site Proposal / Masterplan /	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
green network through for example the green infrastructure on site?		term connections and avoid fragmentation.	Development Framework Existing LDP Allocation			
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction. Construction on site is already underway.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development has already commenced on site. It has a joint Masterplan with the development site to the north, Maidencraig North East. It is expected to be completed within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is mostly south east facing with adequate shelter from prevailing winds. It is mostly flat with gentle undulations.	Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Some access roads have been created to serve the part of the development that has been built out. Further access roads will be required to serve the rest of the development.	Aerial Map Site Visit	+	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel Plan and Transport Assessment may be required as part of the planning application.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of bus stops and it is more than 1km from the nearest shopping facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<h3><u>Cultural Heritage</u></h3> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	2no listed buildings (Old Whitemyres and Old Whitemyres Farmhouse) on the north eastern part of the site. Possible negative impact on these and their setting.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development must respect the listed buildings on site and their setting as per the Historic Environment policy in the LDP and national legislation.	+
<h3><u>Population</u></h3> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing which will meet local population needs.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP32 – Maidenraig North East

300 Houses 22.8ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Connections are possible.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
supplies within 250m of the site which may be affected?			Water Layer			
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	Some surface water flooding along the southern boundary is likely.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Part of the site is identified as Green Space Network (eastern boundary running from north to south) – it is likely that connectivity between habitats will be lost.</p> <p>Parts of the site are areas of potential bat habitat.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	<p>+</p>	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and local facilities are within 1.1km. For the proposed residential use, although the site is close to a bus stop, the development is likely to result in additional vehicular</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions.			least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School	Population and human health or	Kingsford Primary School has sufficient capacity.	GIS Layer for School	-	Developer contributions may be required as appropriate	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Catchment Area/ Primary school catchment area. Health provision.	material assets	Hazlehead Academy will be overcapacity in 2021. Closest medical practice is approximately 1.1km away.	Catchments Aberdeen School Roll Capacity		to mitigate deficiencies in education capacity.	
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		Possibility of negative impact on Core Path running from west to east along the norther part of the site.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in line with proposed Policy NE2.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development will maintain existing long term connections and avoid fragmentation.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	N/A	+
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction. Construction on site is already underway.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Site has a joint Masterplan with the development site to the south, Maidencraig South East. It is expected to be developed and completed within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is mostly east facing. With gentle undulations. It has adequate shelter from prevailing winds through several tree belts.	Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access roads will be required to serve the rest of the development.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel Plan and Transport Assessment may be required as part of the planning application.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 800m of bus stops. It is 1.1km from the nearest shopping facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	N/A	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	1no listed building (Whitemyres House) on the eastern part of the site.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development must respect the listed building on site and its setting as per the historic environment policy in the LDP and national legislation.	+
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing which will meet local population needs.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP33 – Greenferns

1350 Houses, Health Centre & Employment Land 60.4ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>Possibility of release of waterborne pollution during construction into the Bucks Burn which runs along the north western boundary of the site.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections are possible,	OS Map GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	SEPA Flood Maps show flood risk at the Bucks Burn which runs along the north western boundary of the site. Pockets of surface flooding have been recorded in part of the site.	GIS Layers for Flood Risk Submitted Bid Documents	--	Hard development should avoid the areas noted for flood risk. Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	- +
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Woodland areas around the site.</p> <p>Potential bat habitats due to the wooded features, and also around the Bucks Burn.</p> <p>Parts of the site have a Green Space Network Designation.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard must be to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Due regard must be given to Policy NE5 – Trees and Woodlands.</p>	<p>-</p>	<p>+</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within approximately 900m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.	Submitted Bid Documents		least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School	Population and human health or	Westpark Primary has sufficient capacity. Northfield Academy has sufficient capacity.	GIS Layer for School	++	Developer contributions may be required as appropriate	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Catchment Area/ Primary school catchment area. Health provision.	material assets	Site is within approximately 900m from the local neighbourhood centre.	Catchments Aberdeen School Roll Capacity		to mitigate deficiencies in education capacity.	
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Potential to negatively impact the Green Space Network running through north western and south western sections of the site.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Retention of existing green spaces within the site as part of the development. Due regard will be given to Green Space Network (Policy NE2).	- +
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		A Core Path runs along the northeast of the site. It may be affected by development.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in line with proposed Policy NE3.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					quality of the soil. Re-use of soil in local area.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Potential contamination to the northwest at Bucksburn House.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development is expected to commence within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Fairly large site facing south/west/east. It is mostly flat.	Submitted Bid Documents Aerial Map	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Site Visit		and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access can be gained from Howes road however additional access roads would be required to serve the development.	Submitted Traffic Assessments	- +	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Assessment/ Travel Plan may be required.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop and there are local facilities within 900m.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and	Landscape	There is potential that this development when developed together with the site to the west (Greenferns), will have cumulative effects on the primary landscape and potentially damage green linkages between Northfield and Kingswells.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
character of surrounding area?						
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing, employment land and a health centre which will all have a positive impact on the local population. The health centre will assist in the improvement of the health and wellbeing of the local population.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP34 – East Arnhall

Employment Land 1ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>The Brodiach Burn runs along the western boundary of the site. Development has potential to release of waterborne pollution into the Denburn during construction.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p>	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA.	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections are possible and available.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections are possible and available.	OS Map GIS Scottish Water Layer	0	N/A	0
<u>Flood Risk</u> Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Western part of the site is identified as being at risk of flooding. There is likely to be negative impact on water quality in the event of a flood. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<u>Biodiversity, Flora and Fauna</u>						
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>North and western part of the site is a potential Bat Habitat.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals</p>	+
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Nearest local facilities are within 800m. There are bus stops within 400m of the</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		site. Although site is close to a bus stop, it is highly likely that many people will travel by car from far to work. Therefore, traffic into the built-up area is likely to increase and have a long term negative impact on climatic factors through emissions from an increase in vehicular movements.	cycle lanes/facilities		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Population and human health or material assets	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil	Site Visit Existing LDP	-	Measures should be in place to ensure that	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		contamination during construction.	Allocations		possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development is expected to be completed within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is west facing and is fairly exposed.	Aerial Map Site Visit	-	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of	Material assets and climatic factors?	Development would be accessed via the A944 and existing access roads within the wider business park area.	Aerial Map Site Visit	+	Transport Statement/ Assessment / Travel Plan will be required as part of the planning	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
accommodating traffic generated?					application.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop and within 800m of local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site is prominent, and its development will have an adverse impact on landscape, however this will only be local as the site is not in a prominent position in the context of the whole city.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	-	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	+
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
compromise the waste handling operation?						
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development would enable the continued provision of employment opportunities in the area. This would have a positive impact on the economic growth of Aberdeen.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP111 – Skene Road, Maidencraig

c.15 Houses 0.9ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>The Den Burn runs along the northern boundary of the site. Development has potential to release of waterborne pollution into the Burn during construction.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p>	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA.	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Pockets of poor drainage around the site.	OS Map GIS Hydrogeology Maps	-	Careful design and siting of development and incorporate SUDS.	+
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections are possible.	OS Map GIS Scottish Water Layer	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	<p>Water, Climatic Factors and Human Health</p>	<p>Site falls within Potentially Vulnerable Area 06/18 and part of the site is at a 0.5% annual risk of flooding from the Den Burn. A relatively large area of the site may also be at risk of surface water flooding.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy</p>	<p>GIS Layers for Flood Risk</p> <p>SEPA Flood Maps</p>	<p>-</p>	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>	<p>+</p>
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Common Pipestrelle has been recorded in this area and the Den of Maidenraig is a Local Nature Conservation Site and existing networks may be lost resulting in habitat fragmentation, particularly in connection with the Den of Maidenraig.</p> <p>Large section of the site is part of the Green Space Network.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological assessment required to avoid impacts on the LNR.</p> <p>Development will be phased and programmed so effects can be adequately managed over time.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>	<p>+</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and local</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon</p>	<p>+</p>	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Emissions)?		facilities are within 1.7km. For the proposed residential use, although the site is close to a bus stop, the development is likely to result in additional vehicular movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions.	GIS Layers for cycle lanes/facilities		generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Fernilea Primary School has sufficient capacity. Hazlehead Academy will be overcapacity in 2021. Closest medical practice is approximately 1.5km away.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Possibility of loss/interruption of Green Space Network which is part of the Den of Maidencraig LNR.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Long term connection between existing green spaces is proposed. Sufficient open space provision will be required as per Policy NE2.	+
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		Possibility of negative impact on Core Path on the southern boundary of the site.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in line with proposed Policy NE2.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Some of this site has been previously developed and development does	Site Visit Existing LDP	+	LDP Strategy encourages the	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		encourage the redevelopment of brownfield land.	Allocations		redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		There is anecdotal evidence that the site may have been used for landfill.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	South facing site. Some shelter provided from a small tree belt to the southwest.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Development can be accessed from the B9119. Further access roads to serve the development may be required.	Aerial Map Site Visit	+	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel Plan and Transport Assessment may be required as part of the planning application.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop and 1.7km from the nearest local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	N/A	0
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape	Landscape	There are degraded or derelict parts of the greenfield site; these will be improved through new development.	Landscape Character Assessment Existing LDP	+		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?			allocations for Greenbelt and Green Space Network Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide housing, on a partly brownfield site.	Site Visit Site Proposal / Masterplan / Development Framework	+	LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan)	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?			Site Proposal / Masterplan / Development Framework		compostable wastes where appropriate, as per Policy R5.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide housing which will meet local population needs.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

Appendix 6.4 Desirable Sites: Countesswells

OP38 – Countesswells

OP38 – Countesswells

3000 Houses & Employment Land 165.1ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Construction has started on site. Connections are possible.	GIS Scottish Water Layer	0	N/A	0	
Does the option avoid impact on Groundwater Dependent Terrestrial	Water and Biodiversity, Fauna and Flora	Large site with varied drainage. Pockets of poor drainage around the site.	OS Map GIS Hydrogeology	-	Careful design and siting of development and incorporate SUDS.	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?			Maps			
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections to services are in place given the existing development on and around the site.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	There is a small fluvial risk from the multiple watercourses on the site. Areas of the site appear to be at risk of pluvial flooding. Groundwater features on the site may also indicate a potential risk of flooding due to a shallow water table.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	- +
Biodiversity, Flora and Fauna						
<ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Development on this site would likely cause significant loss and disturbance to the wildlife habitat and species.</p> <p>Pockets of the site fall within an area of potential bat habitat (wooded features/wetland features).</p> <p>Parts of the site are designated as Green Space Network. Development of the site would result in the loss of a number of established trees.</p> <p>A significant number of designated species can be found within and just outwith the site boundary.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Opportunities for habitat enhancements/ green spaces/ corridors.</p>	<p>-</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p> <p>The site is distant from local facilities and from public transport access. Although the proposal includes employment land and access to public transport, it is likely to increase traffic into the built-up area and have a long term negative impact on</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>--</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		climatic factors through emissions via an increase in vehicular movements.			least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment	Population and human health or material assets	The site is allocated to Countesswells. Interim measures are in place until Countesswells Schools are built. Airyhall Primary School which will be over	GIS Layer for School Catchments Aberdeen School	-	Developer contributions may be required as appropriate to mitigate deficiencies	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
area. Health provision.		capacity by 2024, and Hazlehead Academy will be over capacity by 2021.	Roll Capacity		in education capacity. New schools will be built as part of the development.	
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Woodlands to the west of the site may be impacted by the proposal.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	--	Sufficient open space provision will be required as per Policy NE2. Opportunities for habitat enhancements/ green spaces/ corridors.	-
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		A Core Path runs from west to east in the centre of the site. Possibility of negative impact on this Core Path.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in line with proposed Policy NE3.	- +
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal includes opportunities to enhance existing green networks.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	N/A	+
Soils						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	- +
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development has already commenced on site. It will continue within the LDP timeframe and will be completed outwith the LDP Timeframe. This is a phased development.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Large site facing east/west/north/south. Site has gentle undulations. It has shelter from northerly winds to the southwest and northeast.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	<p>Material assets and climatic factors?</p>	<p>Development is already underway with several access roads already created. Further access roads would have to be constructed for the remainder of the development.</p>	<p>Aerial Map</p> <p>Site Visit</p>	<p>-</p>	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Transport Statement/ Assessment will be required to be submitted with the application.</p>	<p>-</p>	<p>+</p>
<p>Is the site close to a range of facilities? Can these be accessed by public transport?</p>	<p>Climatic factors and human health</p>	<p>Site is more than 800m from local facilities and from bus stops.</p>	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p> <p>Site Development Framework</p>	<p>--</p>	<p>The proposal includes local shopping facilities and access to public transport.</p> <p>LDP Policy T2 encourages sustainable and active travel.</p>	<p>-</p>	
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 							
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate</p>	<p>Landscape</p>	<p>Site is surrounded by Green Belt and Green Space Network. It is bound by woodland to the south and west. Proposed large scale residential and employment uses would be visible from a great distance – it would interrupt unspoilt land that is surrounded heavily by trees and farmland. It is inevitable that there will be a significant loss or disturbance to the natural</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and Green Space Network</p>	<p>--</p>	<p>Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.</p>	<p>-</p>	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
it? Such as current settlement boundaries, existing townscape and character of surrounding area?		conservation.	Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed	Cultural heritage, incl architectural and archaeological heritage (and	There may be a significant negative impact on the setting of a scheduled consumption dyke in the central part of the site resulting from development.	GIS Layers for scheduled monuments, archaeological sites, listed	--	Landscaped buffer zone separates development from the dyke, protecting its	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	links with landscape)	Five standing structures on site (4no boundary stones and 2no farmsteads).	buildings, conservation area. Canmore Database		setting. Development will be required to respect any historical features within/around the site.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing to meet local needs. It includes employment uses which will have a positive impact on the economy. It will also include a new school which will be a social benefit.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	++	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	++
Human Health <ul style="list-style-type: none"> Protect and enhance human health. 						
Protect and enhance human health.	Human health and air quality	Large scale development which will have a negative impact on air quality and consequently on health. However, because it is large scale, the development can positively impact human health through new provision of open space and recreational facilities.	Aberdeen Air Quality Action Plan Site Proposal / Masterplan / Development Framework Existing LDP Allocation	-	Development will be required to make provision for new open spaces or recreational facilities as per Policy NE2.	+

Appendix 6.5 Desirable Sites: Deeside

OP39 – Braeside

OP40 – Cults Pumping Station

OP41 – Friarsfield

OP42 – Hotel and Equestrian Centre at Hazlehead

OP43 – Milltimber Primary School

OP44 – North Lasts Quarry

OP47 – Edgehill Road

OP48 – Oldfold

OP49 – Grove Nursery, Hazlehead

OP50 – Skene Road, Hazlehead

OP51 – Peterculter Burn

OP52 – Malcolm Road, Peterculter

OP109 – Woodend, Peterculter

OP112 – West of Contlaw Road

OP113 – Culter House Road

OP114 – Milltimber South

OP39 – Braeside Infant School

Residential 1.04ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections are possible and available.	GIS Scottish Water Layer	0	N/A	0	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	-	+
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	-	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
<p>Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.</p>	<p>Population and human health or material assets</p>	<p>In the short term, site will provide space to house primary school pupils (Airyhall Primary) from Countesswells development pending the development of a primary school there.</p> <p>In the long term it would be used for residential purposes. At present it is zoned for Airyhall Primary School which will be over capacity by 2024. Hazlehead Academy will be over capacity by 2021.</p> <p>However, once the primary school in Countesswells is built capacity is expected to be available at Airyhall Primary School.</p>	<p>GIS Layer for School Catchments Aberdeen School Roll Capacity</p>	<p>+</p>	<p>Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.</p>	<p>+</p>
<p>Soils</p> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
<p>Is the option on greenfield or brownfield land?</p>	<p>Material Assets and Soils</p>	<p>Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.</p>	<p>Site Visit Existing LDP Allocations</p>	<p>+</p>	<p>LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Flat site that is south east facing.	Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is highly accessible via existing access roads.	Aerial Map Site Visit	+	N/A	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of bus stops and 800m local shopping facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Material Assets						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will help meet existing overcapacity school needs (short-term) and provide housing (long term), on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Site Visit Site Proposal / Masterplan / Development Framework	+	LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	<p>In the short term, development will provide space to house primary school pupils from Countesswells development pending the development of a primary school there.</p> <p>In the long term, development will provide housing which will help to meet local housing needs.</p>	<p>Site Proposal / Masterplan / Development Framework</p> <p>Existing LDP Allocation</p>	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP40 – Cults Pumping Station

Residential 0.69ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to Cults Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall the condition of the River Dee.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>	<p style="text-align: center;">- +</p>
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	Water	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>There will be policy requirements for all new development to install water-saving technologies to assess potential development proposals (Policy R6).</p>	<p style="text-align: center;">- +</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Can the option connect to the public foul sewer?		Connections are available and possible.	GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	Cults Burn runs to the west of the site and development on this site and is adjacent to areas at risk of flooding; but site itself not considered to be at risk.	GIS Layers for Flood Risk SEPA Flood Maps	0	Drainage Impact Assessments may be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p>	Bio flora and fauna	<p>Site is also situated adjacent to the Cults Den LNCS so there may be an impact on its conservation objectives.</p> <p>Site is a potential bat habitat.</p> <p>A large part of the site is designated Green Space Network.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p>	--	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and</p>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>			Site Visit		enhanced.	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	- +
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<p>Could the option lead to the designation of a new Air</p>	Air	<p>Not likely to have a significant impact on air quality. However, increase in development</p>	GIS Layers for Air Quality	-	New development should consider	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Quality Management Area (AQMA)?		will result in slightly negative environmental impacts during and post construction.	Management Areas Air Quality Action Plan		sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.		
Service Infrastructure <ul style="list-style-type: none"> • Protect and enhance outdoor access opportunities and access rights. • Protect and enhance human health. • Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Cults Primary School is overcapacity. Cults Academy will be overcapacity in 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Possible significant negative impact on Green Space Network within the site.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	--	Existing links to the Green Space Network should be maintained and enhanced in line with Policy NE2. Sufficient open space provision will be required as per Policy NE2.	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		Possible negative impact on Core Path that goes through the southwest of the site.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in line with proposed Policy NE3.	- +
<p>Soils</p> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Existing LDP Allocations	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site contains a redundant building which housed previous water works. It is classed as potentially contaminated.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	- +
Deliverability/Sustainability Constraints						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development is expected to be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is mostly flat with adequate shelter from northerly winds. It is southwest facing.	Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to the site is slightly restricted to a small access road that leads to existing apartments. Further access would be required or widening of this small road.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	- +
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop and local shopping facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Material Assets <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide housing, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Site Visit Site Proposal / Masterplan / Development Framework	+	LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal would provide housing which will meet local housing needs.	Site Proposal / Masterplan / Development Framework Existing LDP	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Allocation		community amenities.	

OP41 – Friarsfield

Residential 5.6ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to Cults Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/or post-construction), either worsening or limiting efforts to improve overall the condition of the River Dee.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>		<p>Development will result in water crossing/partial culverting of the Culter Burn.</p> <p>All new development will increase the need to abstract water from the River Dee. It is recognised that the level of abstraction from this large-scale development could be significant.</p>	<p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					levels. All new development must install water-saving technologies in accordance with Policy R6. Any required engineering or culvert works will also require consultation with SEPA.	
Can the option connect to the public foul sewer?		Construction has started on site. Connections are possible.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections to services are in place given the existing development on and around the site.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Surface water flood risk from burn that runs along north boundary.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Site located in Green Belt/ Green Space Network. Existing dwellinghouse and curtilage. Bat survey may be required. A number of Designated Species recorded in proximity of site boundary. Potential impact on the River Dee SAC during and post-construction phase (Cults Burn to the west of the site).</p> <p>TPO 243 covers the north eastern part of the site – potential loss of trees.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2 and Trees and Woodland (Policy NE5) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Proposal includes the creation of a park alongside Cults Burn would be beneficial on wildlife and</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					biodiversity.		
<u>Climate Change Mitigation</u> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p> <p>The site is approximately 800m from local facilities and the nearest bus stop. It is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	--	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	-	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action</p>	-	<p>New development should consider sustainable travel methods and sustainable construction methods</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
			Plan		in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.		
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Cults Primary School is overcapacity. Cults Academy will be overcapacity in 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		2no Core Paths run through the site on the west and east. Possibility of negative impact on the paths.	GIS Layer on Core Paths/Cycle Lanes	--	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in line with proposed Policy NE3.	-	
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal includes safeguarding existing features, enhancing green space provision and strategic landscaping, efficient connections to pedestrian and cycle path linkages, public transport and city road networks.	Site Proposal / Masterplan / Development Framework Existing LDP	+	N/A	+	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Allocation			
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	- +
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development has already commenced on site. It is expected to be completed within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected	Climatic factors	Generally south-east facing, sloping to the southeast. Little shelter from prevailing	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
from prevailing winds?		winds.			maximise the benefit from passive solar gain and shelter from winds, as per the LDP.		
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Further access roads and junction improvements would be required to as part of the development.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment will be required to be submitted with the application.	-	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is around 800m from the nearest bus stop and the nearest local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 							
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0	
<p>Cultural Heritage</p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 							
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	B-listed cottage on the northeastern section of the site.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect the listed building on site and its setting, according to Policy.	-	+
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide housing which will help to meet local housing needs.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+
Human Health <ul style="list-style-type: none"> Protect and enhance human health. 						
Protect and enhance human health.	Human health and air quality	Development will have a positive impact on human health as it will include the creation of a park along Cults Burn.	Aberdeen Air Quality Action Plan Site Proposal / Masterplan / Development Framework Existing LDP Allocation	++	N/A	++

OP42 – Hazlehead Park – Hotel and Equestrian Centre

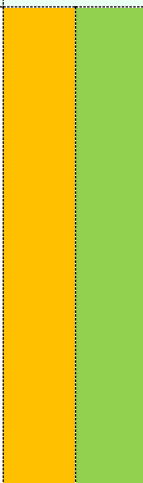

Leisure & Recreation 9.2ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	- +
Can the option connect to the public foul sewer?		Connections available within the vicinity (Hazledene Road).	GIS Scottish Water Layer	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	<p>Water, Climatic Factors and Human Health</p>	<p>SEPA Flood Risk map identifies a small area to the south-east corner of Site B at risk surface water flooding (low to medium).</p>	<p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>	<p>-</p>	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>	<p>-</p>	<p>+</p>
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Site designated Green Space Network. The site is partially surrounded by Den Wood, Hazlehead Local Nature Conservation Area (site no. 31), to the north, east and south, all of which is identified as Ancient Woodland (SNH). The majority of the site is associated with bat habitat/ activity (wooded features, woods near water and inland water). Four 'Priority Habitat' sites are identified outwith, but immediately adjacent to, the site boundary. Eurasian Red Squirrel (<i>Sciurus vulgaris</i>), a species on the UK BAP list of Priority Species, can be found within and just outwith the site boundary. Accordingly, it is considered that the proposal would likely result in some loss or disturbance of wildlife habitat or species.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of commercial uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The site is very close to a network of paths for walking and/ or cycling with direct links to community and recreation facilities. Core Path 61 encircles the north, east and south boundaries of the site. 'Off-Road</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>- +</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		<p>Recreational' and 'Recommended Cycle Routes' can be found within close proximity to the site. Direct access to bus network over 800m from site. Closest bus stops are 900m-1.1km to the east of the site on Countesswells Avenue and Cragiebucker Avenue. There is a limited range of available facilities within 800m of the site. The site sits just to the south of Hazehead Park and is surrounded by a well-connected network of Core Paths to the north, south and east. However, the site is c.2km to the east of Seafield Neighbourhood Centre and c.1.8km from the nearest medical facility (Airyhall Clinic).</p>	Submitted Bid Documents		<p>least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	+
<p>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would sever the Green Space Network.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site A is greenfield, Site B is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Good shelter from northerly winds through topography and vegetation. Dense tree belt enclosing site on all sides, no prevailing aspect/ south-east aspect.	Submitted Bid Documents Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Submitted Traffic Assessments	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. TS or TA will be required with planning application.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the	Landscape	Development would be relatively unobtrusive in the surrounding landscape as a result of both topography and enclosure afforded by tree cover and vegetation to site boundaries.	Landscape Character Assessment Existing LDP allocations for Greenbelt and	0	Retain and enhance setting through careful design and landscaping to limit impacts.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?			GSN Site Visit			
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		Some potential loss or disturbance of linear features including the loss of a drywall running east west through the site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Planning Policy – Planning for Zero Waste?					per LDP policy.	
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Site B: Some loss or disturbance of archeological sites (Ref. NJ80SE0367 – Westwood Farmstead).	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	-

OP43 – Milltimber Primary School

Residential 1.85ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	- +
<p>Can the option connect to the public foul sewer?</p>		<p>Connections are possible and available.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is more than 800m from shopping and recreation areas. However, there are bus stops within 400m. Because the site is relatively distant to local facilities, it is more likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions from an increase in vehicular movements.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	<p>-</p>	<p>+</p>
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	<p>-</p>	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					impact on air quality.		
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	A new primary school is expected to be built as part of the nearby Oldfold development. Future residential use on this site would be zoned under the new school. Cults Academy will be overcapacity in 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Existing LDP Allocations	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.		+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 							
Will the site be delivered within the LDP timeframe?	Material assets	Development will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development	+	N/A		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.			Framework GIS Layers for gas networks, gas pipelines Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Flat site that is southwest facing.	Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is highly accessible via existing access roads (Monearn Gardens).	Aerial Map Site Visit	+	N/A	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of bus stops. The nearest shopping facilities are more than 1.5km away.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site	Material Assets	Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Site Visit Site Proposal / Masterplan / Development Framework	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
materials / resources?						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	In the long term, development will provide housing which will help to meet local housing needs.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP44 – North Lasts Quarry

Mineral Extraction 8.01ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Ord Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP) runs along the northern boundary of the site. Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall the condition of the River Dee.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p>	<p>-</p>	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> <p>Where there is potential for impact upon the water environment the City Council will liaise with SEPA.</p>	<p>-</p>	<p>+</p>
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p>	<p>-</p>	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
watercourse?					Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Nearby connections available.	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	High risk (10%) of flooding along the northern boundary where the Ord Burn flows. Small pockets of surface water flood risk within the site.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	- +
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Areas within and surrounding the site are associated with bat habitat/ activity.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. Policy NE3 protects natural heritage.</p>	<p>-</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>Continuation of ongoing mineral extraction will lead to increase of energy-use and consumption, transport movement and waste.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>--</p>	<p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in quarrying will result in some negative environmental impacts during and post quarrying.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. Site dust management strategy may be required for ay extensions to the existing quarry.	-	+
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Continual quarrying will have short and possibly long term adverse effects on soil and will result in possible contamination.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					Re-use of soil in local area.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site is classed as potentially contaminated due to the quarrying. Contamination would continue if quarrying continues.	GIS Layers for contamination, Historic Land- use, Landscape Character Assessment	-	Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network/ accessibility issues.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment may be required with planning application.	- +
Is the site close to a range of facilities? Can these be accessed by public	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes	-	Proposals would need to demonstrate adequate linkages with services and facilities	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
transport?			Check distance to local facilities		in the area to satisfy Policy T2.	
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site is an established quarry and is outwith within any statutory landscape designations.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	--	Careful siting, design and landscaping to limit impacts.	-
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste	Material Assets	Development will provide adequate space	Check Scottish	0	New development will	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?		for kerbside collection or recycling facilities.	Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework		be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	

OP47 – Edgehill Road

5 Houses 4.4ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	- +
<p>Can the option connect to the public foul sewer?</p>		<p>Connections are available.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	<p>Water, Climatic Factors and Human Health</p>	<p>There is a possible risk of flooding from a small watercourse along the east boundary of the site. History of flooding due to blocked culverts. Steep gradient may increase surface water run-off.</p>	<p>GIS Layers for Flood Risk</p> <p>SEPA Flood Maps</p>	<p>-</p>	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>	<p>-</p>	<p>+</p>
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Most of the site is covered by a TPO – development is likely to have a significant negative impact on this.</p> <p>Some of the site is designated Green Space Network - possible interruption of this.</p> <p>Site is a potential bat habitat (wooded features).</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Employ LDP Natural Environment Policies including the Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. Policy NE3 seeks to protect natural heritage.</p>	<p>-</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is more than 800m of shopping and recreation areas. However, there are bus stops within 400m. Because the site is distant from local facilities, it is more likely to increase traffic into the built-up area and</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		have a long term negative impact on climatic factors through emissions from vehicular movements.			least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment	Population and human health or material assets	Milltimber Primary School will be overcapacity in 2020. However, the new Oldfold development is expected to include a primary school.	GIS Layer for School Catchments Aberdeen School	0	Developer contributions may be required as appropriate to mitigate deficiencies	+	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
area. Health provision.		Cults Academy will be overcapacity in 2021.	Roll Capacity		in education capacity.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	- +
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Site is expected to be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected	Climatic factors	Mostly south facing site. It has a steep gradient and has adequate shelter from	Aerial Map Site Visit	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
from prevailing winds?		prevailing winds (tree belts around).				
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is accessible via Bellenden Walk and Culter House Road. There are existing access roads.	Aerial Map Site Visit	+	N/A	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is more than 1km from local facilities but is within 400m of bus stops.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
for Zero Waste?						
<u>Cultural Heritage</u> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Standing Structure in place – Edgehill House, built in the late 19th century - possible negative impact on this historical structure.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect any historical structures within/around the site as per proposed Policy.	- +
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal would provide housing which will meet local housing needs.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP48 – Oldfold

550 Houses & Employment Land 48.9ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Construction has started on site. Connections are possible.	GIS Scottish Water Layer	0	N/A	0	
Does the option avoid impact on Groundwater Dependent Terrestrial	Water and Biodiversity, Fauna and Flora	Large site with varied drainage. Pockets of poor drainage around the site.	OS Map GIS Hydrogeology	-	Careful design and siting of development and incorporate SUDS.	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?			Maps			
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections to services are in place given the existing development on and around the site.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	High risk of surface flooding in various pockets around the site.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	- +
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Development on this site would likely cause significant loss and disturbance to the wildlife habitat and species, especially as the site is surrounded by Green Space Network.</p> <p>Pockets of the site fall within an area of potential bat habitat.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Opportunities for habitat enhancements/ green spaces/ corridors.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p> <p>The site is distant from local facilities and from public transport access. Although the proposal includes employment land and access to public transport, it is likely to increase traffic into the built-up area and</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle</p>	<p>--</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		have a long term negative impact on climatic factors through emissions via an increase in vehicular movements.	lanes/facilities		dioxide emissions by at least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/	Population and human health or material assets	Milltimber Primary School will be overcapacity in 2020. However, this development includes a new primary	GIS Layer for School Catchments	-	Developer contributions may be required as appropriate to mitigate deficiencies	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Primary school catchment area. Health provision.		school. Cults Academy will be overcapacity in 2021.	Aberdeen School Roll Capacity		in education capacity. New primary school will be built as part of the development.		
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal includes opportunities to enhance existing ecological and recreational networks.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	N/A	+	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 							
Will the site be delivered within the LDP timeframe? Other site servicing	Material assets	Development has already commenced on site. It will continue within the LDP timeframe and will be completed outwith	Site Proposal / Masterplan / Development	+	N/A	+	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
constraints, e.g. electricity pylons, underground gas pipelines etc.		the LDP Timeframe. This is a phased development.	Framework GIS Layers for gas networks, gas pipelines Site Visit				
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Large site mostly facing east and south. Site has gentle undulations. It has shelter from northerly winds from tree belts to the north and east.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.		+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Development is already underway with some access roads already created. Further access roads would have to be constructed for the remainder of the development.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment will be required to be submitted with the application.	-	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is more than 800m from local facilities and from bus stops.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	The proposal includes community facilities and access to public transport. LDP Policy T2 encourages sustainable and active	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					travel.	
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>Site is surrounded by Green Belt and Green Space Network. It is bound by woodland to the north and east. Proposed large scale residential and employment uses would be visible from a great distance – it would interrupt unspoilt land that is surrounded heavily by trees and farmland. It is inevitable that there will be a significant loss or disturbance to the natural conservation.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and Green Space Network</p> <p>Site Visit</p>	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
<p><u>Material Assets</u></p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing to meet local needs. It includes employment uses which will have a positive impact on the economy. It will also include a new primary school which will be a social benefit.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	++
Human Health						
<ul style="list-style-type: none"> Protect and enhance human health. 						
Protect and enhance human health.	Human health and air quality	Large scale development which will could a negative impact on air quality and consequently on health. However, because it is large scale, the development can positively impact human health through new provision of open space and recreational facilities.	Aberdeen Air Quality Action Plan Site Proposal / Masterplan / Development Framework	-	Development will be required to make provision for new open spaces or recreational facilities.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Existing LDP Allocation			

OP49 – Grove Nursery, Hazlehead

Community Facilities 5.9ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)		All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections available nearby.	GIS Scottish Water Layer	0	N/A	0	
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Site is associated with bat habitat/activity. TPO'd trees beyond but adjacent to the southern boundary of the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Policy NE5 affords protection to existing tree stock.</p>	-	+
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of new community facilities on site will lead to increase of energy-use and consumption, transport movement and waste. Access to bus network over 400m from site. There is a limited range of available facilities within 800m of the site.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			lanes/facilities		dioxide emissions by at least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP allocations.	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					and not affect the quality of the soil. Re-use of soil in local area.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Entirety of site is identified as being potentially contaminated.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site remediation required by Policy R2.	- +
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal is likely to be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is south facing and protected from prevailing winds by trees bordering and within the site.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network issues.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	- +
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Provision of future services and linkages. Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding	Landscape	Site is well screened on all sides by established trees. Development likely to have a negligible impact on the immediate or surrounding landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	0	Retain and enhance setting through careful design and landscaping to limit impacts	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
area?						
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Provision of community facilities.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP50 – Skene Road, Hazlehead

Cemetery 49.7ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>A number of watercourses running through the site deposit into the Den Burn ('poor condition' status in 2014 as per SRBMP). Development may result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH, although it is recognised that the level of abstraction from this</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
large-scale abstraction or allow the de-culverting of a watercourse?		relatively small-scale development would likely be limited. See above re. impact on water environment.			Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections available nearby.	GIS Scottish Water Layer	0	N/A	0
<u>Flood Risk</u> Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Areas of the site subject to pluvial flooding associated with north-south watercourse.	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	- +
<u>Biodiversity, Flora and Fauna</u> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Areas of the site are identified as Green Space Network, ancient woodland and Local Nature Conservation Site 56. Site suitable for bat habitat/ activity.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and LNCS (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of facilities on site will lead to increase of energy-use and consumption, transport movement and waste.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
			Check distance to local facilities		least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.		
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.		+
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Predominantly brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal is likely to be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	North facing with slight gradient.	Aerial Map Site Visit	-	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	- +
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Submitted Traffic Assessments	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is located within moderate proximity to a number of facilities, many of which can be accessed on foot or via public transport.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Site is partially exposed to Skene Road to the orth.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	- +
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0	
<p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 							
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There are several archaeological sites identified within the wider site (Smiddyhill farmstead and Jessiefield farmstead).	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites/ appropriate recording of assets. Careful siting/layout to avoid harmful impacts.	-	+

OP51 – Peterculter Burn

Residential/ Green Space Network 7.4ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to the Culter Burn/ Leuchar Burn ('moderate condition' status in 2014 as per SRBMP) and a number of its tributaries. Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	- +
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections available nearby.	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Significant fluvial flood risk associated with Culter Burn to south of site.	GIS Layers for Flood Risk SEPA Flood Maps	--	Flood Risk Assessment and Drainage Impact Assessment will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Some loss or disturbance of wildlife habitat or species expected. The River Dee and Culter Burn SAC runs to the south and east of the site and the Culter Burn LNCS covers the majority of the site. A Tree Preservation Order (ref 80) covers large areas within the site. Green Space Network covers the site. The site and surrounding area is associated with bat habitat/ activity.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal will likely be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to rail or bus network is available between 400-800 metres. There is a limited range of available footpath / cycle path connections to community,</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>--</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		recreation and employment facilities. There are no available facilities within 800 metres of the site. There are no significant employment opportunities within 1.6 kilometres of the site.			least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment	Population and human health or material assets	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however Cults Academy will be over capacity by	GIS Layer for School Catchments Aberdeen School	-	Developer contributions (education) may be required to address	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
area. Health provision.		2021.	Roll Capacity		capacity issues.	
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Proposal will result in the loss of open space which is designated Green Space Network. However, the site is not considered to be 'pubic' open space.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Sufficient open space provision will be required as per Policy NE2.	- +
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would likely fragment the Green Space Network.	GIS Layer on Core Paths/Cycle Lanes	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Northern central portion of site is identified as being potentially contaminated (Culter Mills Paper Tip).	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site remediation required by Policy R2.	-	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 							
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal may be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+	
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south-west facing. Some shelter is provided due to topography and pockets of tree cover.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+	
Vehicular access constraints or opportunities - Road network capable of	Material assets and climatic factors?	Potentially significant road network/ accessibility issues.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
accommodating traffic generated?					Authority. Transport Statement/ Assessment will be required with planning application.		
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-	
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 							
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site is not visible from the immediate surrounds due to existing tree cover. Development will slightly intrude into the surrounding landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-	+
To what extent will the proposal affect features of landscape interest, including the distinctive		Pockets of tree over within the site are covered by a TPO. There is some potential loss or disturbance to these features. The Culter Burn is classed as prime	Landscape Character Assessment Existing LDP	-	Policy NE5 (Trees and Woodland) seeks to prevent unnecessary loss of trees. Compensatory planting	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
character of the landscape and the qualities of wild land?		landscape.	allocations for Greenbelt and Green Space Network Site Visit		will be sought if required.	
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings,	Cultural heritage, incl architectural and archaeological	Cornyhaugh farmstead, an archaeological site is identified.	GIS Layers for scheduled monuments, archaeological	-	LDP policy supports the in situ preservation of all archaeological sites/ appropriate	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	heritage (and links with landscape)		sites, listed buildings, conservation area. Canmore Database		recording of assets. Careful siting/layout to avoid harmful impacts.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing and some employment.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP52 – Malcolm Road, Peterculter

8 Houses 1.5ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Connections are possible.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
supplies within 250m of the site which may be affected?			Water Layer				
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>The site is located within the greenspace network. The site is designated Ancient Woodland (this has been felled), and TPO 253 covers the north and west edge of the site. NESBReC records show red squirrel potential, and bat survey may be required.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>	-	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of residential and leisure and recreation uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of bus stops however local facilities are at least 1.6km away. For the proposed residential use, although the site is close to bus stops, the development is likely to result in additional vehicular movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	-	+
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	-	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Culter Primary School has capacity. Cults Academy is forecast to be over capacity by 2021. Closest medical practice would be in Peterculter (2.4km).	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	- +
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Site is currently open space. This will be lost, however the site is allocated in the extant LDP for residential uses.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Sufficient open space provision will be required as per Policy NE2.	- +
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is protected by topography and tree belts. It is south-west facing. The site slope is 1 in 7.	Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site can be accessed via Bucklerburn Road or Malcolm Road. Small scale development may not present significant impact on the road infrastructure.	Aerial Map Site Visit	-	Transport Statement/ Assessment may be required during the planning application process.	- +
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop. Closest facilities are in Peterculter (2.4km away).	GIS Layer for bus stops/bus routes Check distance	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			to local facilities		Policy T2.	
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The designating of the site as OP52 states the trees on the eastern boundary have to be retained, these are covered in TPO designation, as are the trees on the north of the site. The development will be screened to some degree by the mature tree belt along Malcolm Road. Due to the height difference between Malcolm Road and the site there may be some visibility. The site forms the northern most point of the main Peterculter settlement.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	- +
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste	Material Assets	Development will provide adequate space	Check Scottish	0	New development will	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?		for kerbside collection or recycling facilities.	Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework		be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Development would provide private housing and 25% affordable housing contribution.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	0	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP109 – Woodend, Peterculter

19 Houses 2ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	- +
<p>Can the option connect to the public foul sewer?</p>		<p>New connections required. Connections available to the south (Dubford).</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Some loss or disturbance of wildlife habitat or species expected. Ancient woodland covers approximately half of the site area, however much has been cleared – the designation remains valid nonetheless. Small section of TPO'd trees to the south east of the site (ref. 210) which includes part of the Peterculter Local Nature Conservation Site. Small sections of the site are designated Green Space Network. The site and surrounding area is associated with bat habitat/ activity.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced. Coherence of the Green Space Network is a requirement of Policy NE2.</p> <p>Policy NE3 seeks to protect species and habitats from adverse impacts of development.</p> <p>Policy NE5 protects against the unnecessary loss of trees. Compensation planting may be required in these circumstances.</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Climate Change Mitigation							
<ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to rail or bus network is available over 400metres to south-west. There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. There are no available facilities within 800 metres of the site. There are no significant employment opportunities within 1.6 kilometres of the site.</p>	GIS Layers for bus routes/bus stops – shows you whether it's within 400m GIS Layers for cycle lanes/facilities	--	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	-	
Air Quality							
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however Cults Academy will be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions (education) may be required to address capacity issues.	- +
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would likely further fragment the Green Space Network.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					and not affect the quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal is likely to be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is relatively flat. Protection from area of woodland to north.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Development will be partially visible alongside road frontage (lightly trafficked country road). Proposal not visible from wider area due surrounding topography and tree cover to north and west.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	-	Enhance setting through careful design and landscaping to limit impacts.	- +
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p>Cultural Heritage</p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Woodend farmstead, an archaeological site is identified.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites/ appropriate recording of assets. Careful siting/layout to avoid harmful impacts.	- +
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Site Proposal / Masterplan / Development Framework	+	Developer contributions may be required as appropriate for public realm/ environmental	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Existing LDP Allocation		improvements and community amenities.	

OP112 – West of Contlaw Road

10 Houses 12.5ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>The site's western boundary is delineated by the Milltimber Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/or post-construction), either worsening or limiting efforts to improve overall condition of the River Dee.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections nearby (Colthill Crescent, Miltimber).	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The SEPA flood maps indicate there are areas of flooding along eastern boundary along Contlaw Road. This extends into the north eastern part of the site. Flooding is also present on the western edge of the site in the woodland. Both areas of flooding are associated with watercourses.	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	- +
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>The site is within the River Dee Catchment Area, which is a SAC. The woodland on site is designated Ancient Woodland, and there is priority habitat on site, again in the wooded area. The whole site is designed Tree Preservation Order 250. NESBRec Data shows bat survey may be required, a number of Designated Species recorded, and Protected Species may be an issue.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Ecological assessment required to avoid impacts on the LNR.</p> <p>Development will be phased and programmed so effects can be adequately managed over time.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate</p>	<p>Climatic Factors</p>	<p>The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>There is a bus stop within 600m from the</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>	<p>--</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Emissions)?		<p>site, on North Deeside Road. The closest facilities are located in Peterculter, over 800 metres from the site. The site is over 800 metres from Milltimber School.</p> <p>There are no Core Paths in close proximity to the site. The closest is the Deeside line, approx.. 600 meters to the south. There are footpaths into the adjacent woods.</p> <p>There are no significant employment opportunities within 1.6 kilometres of the site</p>	GIS Layers for cycle lanes/facilities		<p>generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Milltimber Primary School, which is forecast to be over capacity by 2020, and Cults Academy, which will be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		Proposal will not affect nearby Core Path links. May provide opportunities to facilitate aspirational links.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	0	N/A	+	
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development would likely erode the Green Space Network.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	-	The coherence of the Green Space Network is protected by Policy NE2 – proposals will be required to uphold or mitigate any adverse impacts to the Network.	-	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly greenfield land. Short term adverse effects on soil. Possible	Site Visit Existing LDP	-	Measures should be in place to ensure that possible contamination	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		soil contamination during construction.	Allocations		from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site slopes to the east and is well protected by existing tree and topography.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic	Material assets and climatic factors?	No significant road network issues identified.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
generated?					Transport Statement/ Assessment may be required with planning application.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with no public transport options at present. Countesswells development will likely provide nearby facilities in the future.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The trees on site are part of the setting of Milltimber. The development will intrude slightly into the surrounding rural landscape should there be significant loss of trees or incursion towards them.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	--	Retain and enhance countryside setting through careful design and landscaping. Policy NE5 protects against the unnecessary loss of trees; compensatory planting may be required in these circumstances.	-
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild		The trees on site are a landscape feature.	Landscape Character Assessment Existing LDP allocations for	-	Retain and enhance countryside setting/ features through careful design and landscaping.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
land?			Greenbelt and Green Space Network Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan)	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing provision onsite.	Site Proposal / Masterplan / Development Framework Existing LDP	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Allocation		community amenities.	

OP113 – Culter House Road

8 Houses 2.4ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Site is bound to the east by a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the river via this tributary (during and/or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sepa.gov.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections available nearby.	GIS Scottish Water Layer	0	N/A	0

Biodiversity, Flora and Fauna

- Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.
- Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.
- Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Some potential loss or disturbance of wildlife habitat or species expected. Site is designated Green Space Network. Ancient woodland covers the entirety of the site area, however much has been cleared – the designation remains valid nonetheless. Small section of TPO'd trees to the east of the site (ref. 250). The site and surrounding area is associated with bat habitat/ activity. Potential impact on the River Dee SAC during and post-construction phase.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal will likely be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Policy NE5 protects against the unnecessary loss of trees and woodland.</p> <p>Policy NE3 protects species and their habitats from adverse impact of development.</p>	<p>-</p>

Climate Change Mitigation

- Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.
- Reduce vulnerability to the effects of climate change.

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to rail or bus network is available over 400metres to south-west. There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. There are no available facilities within 800 metres of the site. There are no significant employment opportunities within 1.6 kilometres of the site.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	--	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	-
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	-	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Site is zoned to Milltimber Primary and Cults Academy, the former is currently over capacity later of which will be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	- +
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would likely fragment the Green Space Network.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re- use of soil in local area.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is south facing and well sheltered.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment will be required with planning application.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Development will be partially visible alongside road frontage (lightly trafficked country road). Proposal not visible from wider area due surrounding topography and tree cover to north and east.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	-	Enhance setting through careful design and landscaping to limit impacts.	- +
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan)	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing provision.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP114 – Milltimber South

Mixed Use 11.5ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Site is partially flanked by Milltimber Burn to the west and Binghill Burn to the east, both of which are tributaries of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall condition of the River Dee.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.		
Can the option connect to the public foul sewer?		Connections available.	GIS Scottish Water Layer	0	N/A	0	
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Small areas of surface water flood risk on the east and west sides of the site.	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Adjacent to the Deeside Line which is an LNCS. Records of Redwing within site and other Designated Species in proximity. Potential impact on the River Dee SAC during and post-construction phase.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC. Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Policy NE2 protects species and habitats from adverse impacts of development. Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate</p>	<p>Climatic Factors</p>	<p>The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Located adjacent to A93 N Deeside Rd at</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>	<p>0</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Emissions)?		Milltimber. Pavements for pedestrian travel, cycle path, and vehicular route. Bus stops located on N Deeside Rd and are in close proximity. 320 meters to Milltimber School, 3.2 kilometers to Cults Academy. Pavement route along A93. Access to Old Deeside Line Core Path & LNCS. Limited employment opportunities; some local jobs with businesses or medical/dental practice.	GIS Layers for cycle lanes/facilities		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School	Population and human health or	Milltimber Primary School will be over capacity by 2020. Cults Academy	GIS Layer for School	-	Developer contributions may be	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Catchment Area/ Primary school catchment area. Health provision.	material assets	will be over capacity in 2021.	Catchments Aberdeen School Roll Capacity		required as appropriate to mitigate deficiencies in education capacity.		
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development of the site would sever the Green Space Network, resulting in its fragmentation.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	-	There is a requirement within Policy NE2 to maintain the coherence of the Green Space Network. Development proposals will maintain the Network or provide appropriate mitigation.	-	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re- use of soil in local area.	-	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 							
Will the site be delivered	Material assets	The proposer has estimated that the	Site Proposal /	+	N/A	+	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.		expected development completion will be within 10 years of plan adoption.	Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Open agricultural/ grazing land, some buildings on the western boundary. Old Deeside Line Core Path to the south. Some shelter from northern winds. Sloping, south-facing toward River Dee.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment will be required with planning application.	- +
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is close to a number of facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	<p>'Valley' Prime Landscape area. Lower Deeside Landscape Character Area. The site provides wide views across the Dee valley from the A93. The current allocation of 60 houses on a larger site may allow development to be configured in a way which maintains these views. Increasing the allocation may compromise this situation.</p>	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		<p>AWPR located west of the site. Wide views of Deeside Valley. There is a stone wall to the southern boundary and trees along the southern and western boundaries. There are also some recently planted trees along the private road in the middle of the site.</p>	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
compromise the waste handling operation?						
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan)	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Milltimber Farm to the south of the site and the track that runs through the site to North Deeside Road are on the Sites and Monuments Record. Milltimber Railway Bridge is south of the site and a 6 milestone is located on the northern boundary – these are also on the Sites and Monuments Record.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	- +
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

Appendix 6.6 Desirable Sites: Loirston and Cove

OP55 – Blackhills Quarry, Cove

OP56 – St. Fittick's Park

OP57 – Craighill Primary School, Kincorth

OP58 – Stationfields, Cove

OP59 – Loirston

OP60 – Charleston

OP61 – Doonies

OP62 – Bay of Nigg

OP64 – Former Ness Tip

OP103 – Former Torry Nursery School

OP105 – Kincorth Academy

OP107 – East Tullos Gas Holder

OP115 – 34-40 Abbotswell Road

OP55 – Blackhills Quarry, Cove

Business & Industrial 32.76ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation		
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 								
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	<p>-</p>	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #FFD700; text-align: center;">-</td> <td style="background-color: #90EE90; text-align: center;">+</td> </tr> </table>	-	+
-	+							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Can the option connect to the public foul sewer?		Nearby connections available.	GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	Small pockets of surface water flood risk within the site.	GIS Layers for Flood Risk	-	Flood Risk Assessment and/or Drainage Impact Assessment may be required to be submitted with planning application, with provision for SUDS made where appropriate.	- +
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Areas within and surrounding the site are associated with bat habitat/ activity.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	<p>-</p>	<p>+</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>Continuation of hard rock extraction will lead to increase of energy-use and consumption, transport movement and waste.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle</p>	<p>--</p>	<p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	<p>-</p>	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			lanes/facilities			
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality. Site dust management strategy may be required for ay extensions to the existing quarry.	- +
<u>Soils</u>						
Reduce contamination, safeguard soil quantity and quality.						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Continual quarrying will have short and possibly long term adverse effects on soil and will result in possible contamination.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					properly remediated and not affect the quality of the soil. Re-use of soil in local area.		
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site is classed as potentially contaminated due to the quarrying. Contamination would continue if quarrying continues.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	-	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 							
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network/ accessibility issues.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment may be required with planning application.	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	- +
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site is an established quarry and is outwith within any statutory landscape designations.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	--	Careful siting, design and landscaping to limit impacts.	-
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
handling operation?						
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan)	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p>Cultural Heritage</p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	A number of archaeological sites are identified within the site boundary, predominantly relating to quarry remains.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites/ appropriate recording of assets. Careful siting/layout to avoid harmful impacts.	0

OP56 – St. Fittick’s Park

Energy Transition Zone 18.2ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this small-scale development would likely be limited.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Connections are possible.</p>	<p>Scottish Water GIS Layer</p>	0	<p>Capacity and connection information will be required at planning application</p>	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?		Public water supplies are available.	Feasibility Reports	0	N/A	0
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	<p>SEPA Flood Maps show there are pockets of surface water flooding across the site.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>	<p>GIS Layers for Flood Risk</p> <p>SEPA Flood Maps</p>	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	+

Biodiversity, Flora and Fauna

- Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.
- Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.
- Maintain or enhance existing green networks and improve connectivity/function and create new links where needed.

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>The sites are located within areas zoned as Green Belt and Green Space Network. The site bounds a Local Nature Conservation Sites (Balnagask to Cove) to the east. A small number of locally designated species have been recorded in the site area (approx. 7).</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological surveys would be required at planning application stage.</p> <p>Due regard must be given to the Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>Site will be used for the production, assembly, storage, distribution of energy transition developments. The scale is not clear. Any future development on site will lead to an increase of energy-use and consumption, transport movement and waste, relative to the scale proposed. However, it is also noted that energy transition development will have a long</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>+</p> <p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		<p>term positive impact on the effects of climate change.</p> <p>The site area is served by bus stops around Altens with regular services into the city. Community facilities located in Torry, Kincorth or Cove would be used by this site area and would be largely car dependent.</p> <p>Core Path 108 connects the area to the Nigg Bay and to Balnagask.</p>	Feasibility Reports		<p>least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to Local Air Quality Management thresholds being breached in Aberdeen's existing Air Quality Management Areas?	Air	The scale of development has not been determined. However, increase in development will result in slightly negative environmental impacts during and post construction. Traffic impact and air quality would be assessed with further details of development proposals but may not be an issue with current thresholds.	Feasibility Reports	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality as far as possible.	+
Will the option lead to a sensitive use being located close to a site regulated for emissions to air by SEPA?		The site encompasses the Nigg Wastewater Treatment Works (WWTW). It is unclear from the feasibility report what is proposed for this area.	OS Map	0	Development proposals that affect a regulated site would be subject to consultation	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					with SEPA.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?	Population and human health or material assets	Core path 108 connects the area to Nigg Bay and Balnagask.	GIS Layer on Core Paths/Cycle Lanes	0	Development must safeguard core paths and rights of way and enhance links between paths. Contributions may be required towards the maintenance of these.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development will reduce the area of Green Space Network. However, the Feasibility Study notes the possibility of open space and landscape enhancements.	Feasibility Reports	-	Provision to enhance the remaining Green Space Network is expected through the natural environment policy.	- +
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil, possible soil contamination during construction.	Site Visit	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil where	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					possible.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Possible contamination has been identified at St Fitticks Sewage Works. Re-use of contaminated areas may result in release of substances on other areas, however specific details of site areas and development proposals are unknown at this stage.	Contaminated Land GIS Layer	-	Contaminated site will be required to undergo sufficient remediation relative to the development proposal in accordance with Policy R2.	- +
Deliverability/Sustainability Constraints						
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development is expected to commence as within the LDP timeframe. It will be associated with the existing harbour expansion and Framework of the area.	Feasibility Reports GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The primary aspect is south and east facing to the coast.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities.	Material assets and climatic	Potentially road network/accessibility issues. Development may result in	Site Visit	- +	Access road(s) would need to be delivered to the satisfaction of the	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Road network capable of accommodating traffic generated?	factors?	additional traffic-generation.			Council as Roads Authority. Transport Statement or Transport Appraisal will be required with planning application.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The nature of the proposals is unlikely to require access to a broad range of facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	N/A	0
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The harbour and coast are distinctive and defining landscapes of Aberdeen. Development may intrude into the landscape setting. However, inclusion of landscape and open space enhancements would help to mitigate this.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful landscape analysis and design appropriately to limit impact.	- +
<u>Material Assets</u>						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Part of the site encompasses the existing Wastewater Treatment Works (WWTW). It is unclear from the Feasibility Report what changes, if any, would be made to that site.	Feasibility Reports Site Visit	0/?	N/A	0/?
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan)	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development will help to support Aberdeen's transition to low-carbon energy. This will help to safeguard the city region's economic future by providing additional employment opportunities.	Feasibility Report	++	N/A	++

OP57 – Craighill Primary School, Kincorth

Residential 0.86ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Connections available nearby.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation and employment facilities. There are facilities within 800 metres of the site (Kincorth Neighbourhood Centre). There are significant employment opportunities within 1.6 kilometres of the site (Altens/ Tullos).</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	<p>-</p>	<p>+</p>
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	<p>-</p>	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is within the Abbotswell Primary and Lochside Academy catchment area. Both schools are currently under capacity.	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	N/A	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Proposal could result in the loss of an existing playing field.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	--	Loss of recreation space conflicts with Urban Green Sapce (Policy NE2). Replacement playing fields and sufficient open space provision will be required as per Policy NE2.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is predominantly brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					and not affect the quality of the soil. Re- use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is south facing and well sheltered.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan)	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Minimum 25% affordable housing (likely 100%).	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP58 – Stationfields

Residential 9.8ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Connections available nearby.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	High risk of surface water flooding to the east of site along north-south boundary (railway embankment).	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Parts of the site are identified as being suitable for bat roosts/ foraging or activity generally (wooded features). Bat survey may be required if the proposal will result in the demolition of building and/or felling of trees.</p> <p>Sections of the site are designated as Green Space Network.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>	<p>+</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation and employment facilities. There are facilities within 800</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		metres of the site (Cove Neighbourhood Centre). There are significant employment opportunities within 1.6 kilometres of the site (Altens).			least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment	Population and human health or material assets	Loirston Primary School and Lochside Academy both have capacity in the short and long term.	GIS Layer for School Catchments Aberdeen School	+	Developer contributions may be required as appropriate to mitigate deficiencies	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
area. Health provision.			Roll Capacity		in education capacity.	
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		Core Path 95 runs east-west through site.	GIS Layer on Core Paths/Cycle Lanes	0	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in line with proposed Policy NE3.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Predominantly greenfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas	Material assets	Proposal is likely to be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
pipelines etc.			gas networks, gas pipelines Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is open, unsheltered and south-east facing.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is located within moderate proximity to a number of facilities, many of which can be accessed on foot or via public transport.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
<u>Landscape Designated Sites</u>						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure	Landscape	Housing development would be well connected to the existing settlement of Cove Bay. However, without sensitive masterplanning, it could also interfere with views of the North Sea which visible	Landscape Character Assessment Existing LDP	--	Retain and enhance setting through careful design and landscaping to limit	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		eastwards.	allocations for Greenbelt and Green Space Network Site Visit		impacts.	
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		Area is sparsely populated open farmland with few landscape features other than field boundaries.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution)	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan)	0	New development will be required to provide sufficient space for the storage of general waste, recyclable	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?					materials and compostable wastes where appropriate, as per Policy R5.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP59 – Loirston

1500 Houses & Employment Land 119.2ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Connections are possible.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
supplies within 250m of the site which may be affected?			Water Layer				
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	<p>Limited surface flooding on the site. Loirston Loch is located to the south within the site.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p>	Bio flora and fauna	<p>Loirston Loch is a Local Nature Conservation Site, and Kincorth Hill (LNCS/ LNR) to the north.</p> <p>Bats have been recorded on site. Protected Species may be an issue. Due to the site's status as LNCS/LNR, a large number of bird species have been recorded on the site. Various integrated habitat systems also recorded.</p> <p>Site is also part of the Green Space Network.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>			Site Visit		<p>maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>		
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. Although the site is in relatively good proximity to local facilities, given the proposed mixed uses, it is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	-	+
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
<p>Could the option lead to the designation of a new Air</p>	Air	<p>Not likely to have a significant impact on air quality. However, increase in development</p>	GIS Layers for Air Quality	-	New development should consider	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Quality Management Area (AQMA)?		will result in slightly negative environmental impacts during and post construction.	Management Areas Air Quality Action Plan		sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Loirston Primary School and Lochside Academy both have capacity in the short and long term.	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Loss of some open space as part of the development, especially the area closer to Loirston Loch which contains part of a Core Path.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Sufficient open space provision will be required as per Policy NE2. Maintenance or replacement of Core Path will be required as part of Policy NE3.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		There is a Core Path running through the site close to Loirston Loch which may be affected because of the development.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in line with proposed Policy NE3.	- +
<p><u>Soils</u></p> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Most of the site is greenfield land with the exception of some farmhouses. In both cases, there would be short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Existing LDP Allocations	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Some isolated areas of potential contamination; Kincorth Old Quarries/ Wellington Rd Industrial Estate.	GIS Layers for contamination, Historic Land-use, Landscape Character	-	Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated,	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Assessment		including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will commence within the LDP timeframe. Completion may be after the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	-	N/A	-
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Large site, mainly north/west facing and flat with gentle undulations.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+ -
Vehicular access constraints or opportunities. Road network capable of accommodating traffic	Material assets and climatic factors?	Construction of further access roads would be required to serve the development. At present can be taken from Wellington Road and Redmoss Road. These roads are unlikely to cope with traffic generated from	Aerial Map Site Visit	--	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
generated?		the development.			Transport Statement/ Assessment may be required during the planning application process.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop and is within 800m of local facilities. It is also less than 1km from employment areas.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Predominantly Industrial area with employment uses adjacent. Site sits behind Business Park and south of Kincorth & Nigg settlement areas. Located close to main road network (A956) and open/green spaces. Site is a Prime Landscape Area (Loriston Loch/Hill). Site falls in the Kincorth Hill and Leggart Landscape Character Areas. However, development would not be out of keeping with surrounding uses.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	0	Development will be adequately designed and sited to harmonise with its context.	0
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan)	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposed range of uses would introduce housing (both private and affordable), employment and recreation facilities to meet local needs. It would also boost economic growth.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP60 – Charleston

Employment Land 20.5ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>Possibility of release of waterborne pollution into the open water course running north to south at the middle of the site.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	<p>-</p>	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Small pockets of poor drainage on site.	OS Map GIS Hydrogeology Maps	-	Careful design and siting of development and incorporate SUDS.	- +
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections are possible.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The SEPA flood maps show a risk of flooding along the length of an open water course, running north to south at the middle of the site. There are areas of flooding in the eastern fields. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	- +
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Green Space Network runs along the eastern boundary to mid-way point along the site.</p> <p>Duncock recorded within 100m of site, Herring Gull and Black-headed Gull recorded within site boundary.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>	-	+
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of business/industrial uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of bus stops however local facilities are at least 1.6km away. For the proposed use, although the site is close</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		to bus stops, the development is likely to result in additional vehicular movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions.	lanes/facilities		dioxide emissions by at least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.		
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Will the option lead to a sensitive use being located close to a site regulated for emissions to air by SEPA?	Air and Human Health	South of the site is Croft-Moss Landfill. However, it is no longer in operation.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	SEPA will be consulted as a result of the former land use. Development proposals will require supporting information for potential contaminated land and	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					relevant remediation.		
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Most of the site is on greenfield land. There are several cottages and farmsteads on site. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Potential contamination to the south of the site from Moss-side Croft Landfill.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	-	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 							
Will the site be delivered within the LDP timeframe?	Material assets	Proposal's expected completion will be within the LDP timeframe.	Site Proposal / Masterplan /	-	Careful siting and design of development	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.		There are pylons across north of the site.	Development Framework GIS Layers for gas networks, gas pipelines Site Visit		will be necessary to address constraints.		
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Little shelter on-site; some AWPR bunds to north-west and some roadside planting but generally open site. The site is north east facing. The site is very flat. There is a slight rise to the west.	Aerial Map Site Visit	-	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	-	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Wellington Road to the east of the site is able to accommodate traffic from business uses. Construction of further access roads to serve the development would be required.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment may be required during the planning application process.	-	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Bus stops are available within 400m. Local facilities are 1.6km from the site. The proposal will provide additional employment land with the impetus of attracting facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Landscape Designated Sites</p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 							
<p>Non-designated landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>There are consumption dykes on site. These are more prevalent in the northern half of the site. Development will impact on the existing landscape along this gateway route.</p> <p>The development will be partially related to development at the Gateway Business Park at the south.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and Green Space Network</p> <p>Site Visit</p>	-	<p>Careful siting and design of development to avoid any impact on consumption dykes.</p> <p>Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.</p>	-	+
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 							
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	9 consumption dykes and 2 standing structures on site. 2 further structures are recorded in documentary evidence.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	--	Development will be required to respect and preserve/enhance the historic features as per LDP Policy and national legislation.	-
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and	Population	Business/Industrial uses will offer employment opportunities and lead to economic growth.	Site Proposal / Masterplan / Development Framework	+	Developer contributions may be required as appropriate for environmental	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
safety.			Existing LDP Allocation		improvements.	

OP61 – Doonies

Energy Transition Zone 16.3ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, although it is recognised that the level of abstraction from this small-scale development would likely be limited.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	- +
<p>Can the option connect to the public foul sewer?</p>		<p>Connections are possible.</p>	<p>Scottish Water GIS Layer</p>	0	<p>Capacity and connection information will be required at planning application</p>	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?		Public water supplies are available.	GIS Layers for Water Feasibility Reports	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	SEPA Flood Maps show there 4 very pockets of surface water flooding in the central, northeastern and southeastern part of the site. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk SEPA Flood Maps	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	+

Biodiversity, Flora and Fauna

- Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.
- Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.
- Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	The sites are located within areas zoned as Green Belt and Green Space Network. The site bounds a Local Nature Conservation Sites (Balnagask to Cove) to the east. A small number of locally designated species have been recorded in the site area.	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	--	<p>Ecological surveys would be required at planning application stage.</p> <p>Due regard must be given to the Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p>	-	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	Site will be used for the production, assembly, storage, distribution of energy transition developments. The scale is not clear. Any future development on site will lead to an increase of energy-use and consumption, transport movement and waste, relative to the scale proposed. However, it is also noted that energy transition development will have a long	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	+	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
		<p>term positive impact on the effects of climate change.</p> <p>The site area is served by bus stops around Altens with regular services into the city. Community facilities located in Torry, Kincorth or Cove would be used by this site area and would be largely car dependent.</p>	Feasibility Reports			<p>least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p>	
<h3>Air Quality</h3> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to Local Air Quality Management thresholds being breached in Aberdeen's existing Air Quality Management Areas?	Air	The scale of development has not been determined. However, increase in development will result in slightly negative environmental impacts during and post construction. Traffic impact and air quality would be assessed with further details of development proposals but may not be an issue with current thresholds.	Feasibility Reports	-		New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality as far as possible.	+
<h3>Service Infrastructure</h3> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Will the proposal have the opportunity to enhance the green network through for example the green	Population and human health or material assets	Proposed development will reduce the area of Green Space Network. However, the Feasibility Study notes the possibility of	Feasibility Reports	-	+	Provision to enhance the remaining Green Space Network is expected through the	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
infrastructure on site?		open space and landscape enhancements.			natural environment policy.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil, possible soil contamination during construction.	Site Visit	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil where possible.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development is expected to commence as within the LDP timeframe. It will be associated with the existing harbour expansion and Framework of the area.	Feasibility Reports GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The primary aspect is south and east facing to the coast.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds,	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					as per the LDP.	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially road network/accessibility issues. Development may result in additional traffic-generation.	Site Visit	- +	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or Transport Appraisal will be required with planning application.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The nature of the proposals is unlikely to require access to a broad range of facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	N/A	0
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and	Landscape	The harbour and coast are distinctive and defining landscapes of Aberdeen. Development may intrude into the landscape setting. However, inclusion of landscape and open space enhancements would help to mitigate this.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful landscape analysis and design appropriately to limit impact.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
character of surrounding area?						
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan)	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development will help to support Aberdeen's transition to low-carbon energy. This will help to safeguard the city region's economic future by providing additional employment opportunities.	Feasibility Report	++	N/A	++

OP62 – Bay of Nigg Harbour Expansion, Energy Transition Zone, Green Belt and Green Space Network 55ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>Potential to impact on the quality of Aberdeen Bathing Water. Also, within the vicinity of East Tullos Burn, which faces existing pollution pressure from the Tullos industrial estates that a new harbour might exacerbate. Site is at risk of flooding and there may be a subsequent negative impact on water quality in the event of a flood.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p>	--	<p>Flood Risk Assessment required. Studies should be undertaken to determine and avoid impact on Aberdeen Bathing Water. Appropriate measures for protection of East Tullos Burn required.</p>	-	
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.		
Can the option connect to the public foul sewer?		Connections nearby.	GIS Scottish Water Layer	0	N/A	0	
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Site is potentially at medium to high risk of flooding from coastal sources (within or adjacent to 0.5% flood outline).	GIS Layers for Flood Risk	-	Flood Risk Assessment will be required to be submitted with planning application.	-	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Likely to be cross-boundary effects on bottlenose dolphin, Atlantic Salmon, and fresh water pearls a qualifying interest of the Moray Firth SAC, and grey seals of the Isle of May SAC and Berwickshire and North Northumberland Coast SAC, and harbour seals, through impact of construction and operation on water quality and noise generation.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>HRA Appropriate Assessment required, which will trigger requirement for EIA. CEMP required and ecological assessment required. Appropriate buffer zones to be in place. Appropriate noise-modelling to assess impact on species.</p>	<p>-</p>
<p>Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?</p>		<p>SSSI No. 3 is located within proposal boundary.</p>	<p>GIS Layers for LNCs, SSSIs</p>	<p>--</p>	<p>Careful siting to avoid direct or indirect impacts to SSSI. Key Agencies and Environmental Policy colleagues will be consulted on development proposals located within a SSSI.</p>	<p>-</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	The provision of proposed harbour and related uses on site will lead to increase of energy-use and consumption, transport movement and waste.	GIS Layers for bus routes/bus stops – shows you whether it's within 400m GIS Layers for cycle lanes/facilities	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	-	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Likely to have moderate negative impact on air quality both during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Potential to have a significant negative impact on the designated Green Space Network through direct loss and/ or fragmentation as a result of development.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	--	Policy NE2 seeks to protect the coherence of the Green Space Network. Development proposals will be required to demonstrate potential impacts on the Network. Sufficient open space provision will be required as per Policy NE2.	-
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and rights of way?		Potential to have a significant negative impact on Core Path 78.	GIS Layer on Core Paths/Cycle Lanes	--	Development will be required to safeguard Core Paths and Rights of Way and enhance links between paths, in line with proposed Policy NE3. If this is not possible then diversion/ replacement of the Core Path may be necessary.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Likely to be delivered within the next LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network issues and access constraints.	Aerial Map Site Visit	--	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment will be required with planning application.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Landscape Designated Sites</p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>The site would significantly intrude upon the surrounding landscape.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and Green Space Network</p> <p>Site Visit</p>	--	<p>Landscape and Visual Impact Assessment may be necessary. Design and landscaping to mitigate impacts.</p>	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	Existing LDP allocations for Waste Facilities	++	N/A	++
<p>For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish</p>	Material Assets	<p>Development will provide adequate space for kerbside collection or recycling facilities.</p>	Check Scottish Planning Policy (superseded Zero Waste Plan)	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Planning Policy – Planning for Zero Waste?					per Policy R5.	
<u>Cultural Heritage</u> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Potential to negatively impact on the scheduled monument of St. Fitticks Church, the listed Girdleness Lighthouse, as well as the archaeological remains within the bay area.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	--	Setting, design and masterplanning will assist in the mitigation of negative impacts.	-
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development will have significantly positive impact on the Aberdeen economy.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP64 – Former Ness Tip

Solar Farm 20.5ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Can the option connect to the public foul sewer?	Water	Connections nearby.	GIS Scottish Water Layer	0	N/A	0	
<p><u>Flood Risk</u></p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	Some small pockets of surface water flooding.	GIS Layers for Flood Risk	-	Drainage Impact Assessments may be required to be submitted with planning application, with provision for SUDS made where appropriate.	-	+
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Site is located on a disused landfill that is in the process of being naturalised. It is low quality grass and scrubland and impact on biodiversity likely to be limited. Entirety of site is designated Green Space Network. Eastern section of the site falls within the Tullos Hill Local Nature Conservation site. Sections of the site are considered suitable for bat habitat/activity.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>	<p>+</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of a solar farm on the site will, in the short term, lead to increase of energy-use and consumption, transport movement and waste during the construction phase.</p> <p>Long term the development by its very nature will have a significant positive impact in terms of climate change</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>++</p>	<p>N/A</p>	<p>++</p>	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		mitigation.					
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Entirety of site is designated Green Space Network. Development of the site, in part or whole, will lead to the loss off open space, including connectivity and accessibility.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	--	Policy NE2 protects against the unnecessary loss or fragmentation of Green Space Network. Due to the nature of proposals, public open space on-site may not be possible so off-site mitigation may be sought.	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development will erode the Green Space Network.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	--	Policy NE2 protects against the unnecessary loss or fragmentation of Green Space Network. Landscaping and on-site mitigation would be sought as proposals are defined further in order to lessen impact upon biodiversity.	-	
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield. Site of former Ness Tip so brownfield in nature but some extent of naturalisation.	Site Visit Existing LDP Allocations	-	Measures will be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Ness Farm landfill so area is identified for possible contamination.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Measures will be in place to ensure that possible contamination from construction will be properly remediated as suited to the development.	-	+
Deliverability/Sustainability Constraints							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Likely to be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is elevated, exposed and predominantly flat/ south-east facing.	Aerial Map Site Visit	+	As a solar farm, development will be required to maximise the benefit from passive solar gain.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape	Landscape	Likely to have some impact on the landscape setting of the city. It will be a relatively small solar facility, but the installations will be numerous and	Landscape Character Assessment Existing LDP	--	Carful siting and use of appropriate products to reduce glare and visual impact in compliance	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>		<p>geometric. Glare may be a significant issue depending on the type of panels proposed.</p>	<p>allocations for Greenbelt and Green Space Network</p> <p>Site Visit</p>		<p>with D2: Landscape of the ALDP to limit impacts.</p>	
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?</p>	<p>Material Assets and Human Health</p>	<p>Waste from the development would be directed to the local Material Energy Recycling Facility. Operational waste likely to be minimal.</p>	<p>Existing LDP allocations for Waste Facilities</p>	<p>++</p>	<p>N/A</p>	<p>++</p>
<p>For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?</p>	<p>Material Assets</p>	<p>Development will provide adequate space for kerbside collection or recycling facilities. Operational waste likely to be minimal.</p>	<p>Check Scottish Planning Policy (superseded Zero Waste Plan)</p> <p>Site Proposal / Masterplan / Development Framework</p>	<p>0</p>	<p>New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.</p>	<p>0</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Cultural Heritage</p> <ul style="list-style-type: none"> Promote, protect and, where appropriate, enhance the historic environment 						
<p>Will the option affect any archaeological sites, scheduled monuments, listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?</p>	<p>Cultural heritage, incl architectural and archaeological heritage (and links with landscape)</p>	<p>There are schedule monuments immediately to the south and west of the site – Crab's Cairn and Tullos Cairn. Possible negative impact on these from development.</p>	<p>GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.</p> <p>Canmore Database</p>	<p>-</p>	<p>Development will be required to consider the schedule monuments to the immediate south as per LDP Policy d6 which states 'the physical in situ preservation of all scheduled monuments and archaeological sites is expected'.</p>	<p>+</p>
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
<p>Promote economic growth, social inclusion, environmental improvement, health and safety.</p>	<p>Population</p>	<p>Renewable energy project promotes overall environmental benefit.</p>	<p>Site Proposal / Masterplan / Development Framework</p> <p>Existing LDP Allocation</p>	<p>+</p>	<p>Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.</p>	<p>+</p>

OP103 – Former Torry Nursery

Residential 0.53ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	- +
Can the option connect to the public foul sewer?		Connections already in place.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there	Water and Human Health	Connections already in place.	OS Map GIS Scottish	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
any private or public water supplies within 250m of the site which may be affected?			Water Layer				
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	House Sparrow has been recorded within 100m of site boundary.	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	0	Policy NE3 seeks to prevent adverse impact upon natural heritage. Any opportunity for habitat preservation or improvement will be considered during the Development Management process.	-	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The intensification of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and 800m of shopping facilities. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	-	+
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	-	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Soils</p> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Existing LDP Allocations	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
<p>Deliverability/Sustainability Constraints</p> <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development would likely be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Flat site that is mostly southeast facing. Surrounded by hedges and vegetation. Has adequate shelter from northerly winds.	Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities.	Material assets and climatic	Site has sufficient vehicular opportunities.	Aerial Map	0	Arrangements for access and egress of	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Road network capable of accommodating traffic generated?	factors?		Site Visit		the site will be required to meet ACC Roads Projects standards.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Local facilities and Bus stop are within 400m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Brownfield site is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Site Visit	+	LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	25% affordable housing provision.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP105 – Kincorth Academy

Residential 3.94ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	- +
<p>Can the option connect to the public foul sewer?</p>		<p>Connections within and adjacent to site.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Areas within site and surrounding area associated with bat habitat and activity.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Policy NE3 seeks to protect designated species and their habitats from adverse impacts of development.</p>	<p>-</p>	<p>+</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		community, recreation, leisure and employment facilities. There are facilities within 800 metres of the site (Kincorth Neighbourhood Centre). There are significant employment opportunities within 1.6 kilometres of the site (Altens/ Tullos).	lanes/facilities		dioxide emissions by at least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/	Population and human health or material assets	The site is within the Abbotswell Primary and Lochside Academy catchment area. Both schools are currently under capacity.	GIS Layer for School Catchments	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Primary school catchment area. Health provision.			Aberdeen School Roll Capacity			
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Opportunity to introduce new areas of open space/ green networks through provision of development.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re- use of soil in local area.	- +
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
pylons, underground gas pipelines etc.			GIS Layers for gas networks, gas pipelines Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is south-west facing and relatively well sheltered.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape	Landscape	Proposal set within an established suburban residential context. Expected that the development (residential) will fit sympathetically into this context given that	Landscape Character Assessment	0	Careful setting, design and landscaping to ensure landscape 'fit'.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>		it represents a continuation of an established surrounding use.	Existing LDP allocations for Greenbelt and Green Space Network Site Visit			
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Minimum 25% affordable housing (likely 100%).	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP107 – East Tullos Gas Holder

Business & Industrial 3.12ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p> <p>Development is likely to release at least a small amount of water borne pollution into watercourses, groundwater and reservoirs if present.</p> <p>Development would also increase the amount of surface water run-off into water bodies, but may also improve upon the surface drainage systems of previous development, for example by incorporating modern technologies and SUDS as required by policy.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Can the option connect to the public foul sewer?		Connections available.	GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	Low, medium and high risk of surface water flooding as identified on SEPA flood risk maps.	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	- +
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The proposed development will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>However, will recover and utilise the electricity and/or heat from resources which cannot be reused or recycled for greater environmental or economic benefit, in line with Scotland's renewable energy goals</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	+	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2)</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					sustainable and active travel.		
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Potential contamination associated with previous use (gas holder).	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	All land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use, as per policy R2 of the ALDP.	-	+
<u>Deliverability/Sustainability Constraints</u>							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely that the proposed development would result in any adverse road safety or traffic amenity impacts.	Aerial Map Site Visit	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment required with planning application.	- +
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is not the most sustainable to access by means other than by car. Bus stops are located over 400m from the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2. Promotion of a Travel Plan may be required.	-
Landscape Designated Sites						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The proposal would likely have an intrusive and harmful impact and change the setting of the coast, green space and parklands of the area, and to sensitive receptors such as recreational users, together with the visual and residential amenity. All of these impacts are considered significant.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	--	Careful design and siting to limit the impact of development through an architecturally distinctive landmark.	--
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan /	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Planning Policy – Planning for Zero Waste?			Development Framework		per Policy R5.	
<u>Cultural Heritage</u> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Unlikely to have a significant impact upon the setting of the Baron's Cairn, Tullos Cairn, Crab's Cairn, Loirston Country Park Cairn and Cat Cairn. While the proposed development would break the skyline when viewed from many of the monuments, this will be an alteration to a view which is already largely industrial and urban.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	0	N/A	0
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development will significantly lessen landfill. Generation of renewable energy.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	++	Developer contributions may be required as appropriate for environmental improvements.	++

OP115 – 34-40 Abbotswell Road

Mixed Use/ Residential 1.03ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>Site is partially bound to the east by the Kincorth watercourse, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the river via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sepa.gov.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. CEPM may be required to eliminate/ mitigate impacts to River Dee.</p>	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections available nearby.	GIS Scottish Water Layer	0	N/A	0
<u>Flood Risk</u> Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The north-eastern edge of the site is at risk of flooding from adjacent burn.	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	- +
<u>Biodiversity, Flora and Fauna</u> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	Previously industrial use and recently cleared of all buildings, the site is of very low ecological value. There is the potential for natural habitats and wildlife species to be present within the areas of surrounding woodland. The site also lies in close proximity to the River Dee Special Area of Conservation (SAC). In this regard, a Habitats Regulations Appraisal (HRA) will be required. The site and surrounding area is also associated with bat habitat/ activity.	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal will likely be required to determine the impact on the River Dee SAC.</p>	- +
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation and employment facilities. There are facilities within 800 metres of the site (Kincorth Neighbourhood</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		Centre). There are significant employment opportunities within 1.6 kilometres of the site (Tullos and Altens).			least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
Service Infrastructure						
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment	Population and human health or material assets	The site is zoned to Kirkhill Primary and Kincorth Adademy, both of which would not be over capacity as a result of this development.	GIS Layer for School Catchments Aberdeen School	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
area. Health provision.			Roll Capacity			
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on brownfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	- +
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Previous industrial use. Evidence of contamination of soil at two locations on the site, although the contamination is not considered to present a significant risk to end users.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Policy R2 of ALDP requires that the site be remediated prior to development taking place.	- +
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas	Material assets	Likely to be delivered within LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
pipelines etc.			gas networks, gas pipelines Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Predominantly flat, north-east facing and exposed.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	No significant road network issues identified.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment will be required with planning application.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is located within close proximity to a range of facilities many of which can be accessed via public transport/ walking/ cycling.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
<u>Landscape Designated Sites</u>						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated</u>	Landscape	The landscape setting of this section of the lower Dee valley is characterised by the	Landscape Character	--	Careful siting, design, massing and to limit	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>		<p>natural elements of the river Dee, open parkland and trees, which combine to soften the transition from rural Aberdeenshire to the urban environment of Aberdeen city centre on key approach routes. The landscape setting on the southern side of the river is already somewhat compromised by the existing Banks of Dee football stadium and care home developments, both of which sit on higher ground than the application site. As a result, the precedent of development to the east of the park is already established.</p>	<p>Assessment</p> <p>Existing LDP allocations for Greenbelt and Green Space Network</p> <p>Site Visit</p>		<p>impacts.</p>	
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?</p>	<p>Material Assets and Human Health</p>	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	<p>Existing LDP allocations for Waste Facilities</p>	<p>++</p>	<p>N/A</p>	<p>++</p>
<p>For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?</p>	<p>Material Assets</p>	<p>Development will provide adequate space for kerbside collection or recycling facilities.</p>	<p>Check Scottish Planning Policy (superseded Zero Waste Plan)</p> <p>Site Proposal / Masterplan / Development Framework</p>	<p>0</p>	<p>New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.</p>	<p>0</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	100% of housing to be affordable.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	++	Developer contributions may be required as appropriate for environmental improvements.	++

Appendix 6.7 Desirable Sites: City Centre and Urban Areas

- OP35 – Summerfield House, Eday Road
- OP36 – Charlie House
- OP37 – Woodend Hospital
- OP65 – Haudagain Triangle, Middlefield
- OP66 – Granitehill
- OP68 – 1 Western Road
- OP69 – 152 Don Street, Old Aberdeen
- OP70 – Denburn Valley – City Centre Masterplan Intervention Area
- OP72 – Aberdon House
- OP73 – Balgownie Machine Centre
- OP74 – Broadford Works, Maberley Street
- OP76 – Former Raeden Centre
- OP77 – Cornhill Hospital
- OP78 – Frederick Street
- OP79 – Crown House
- OP80 – Mastrick Clinic
- OP81 – Queen’s Square – City Centre Masterplan Intervention Area
- OP82 – Dunbar Halls of Residence, Don Street
- OP83 – Urquhart Building, City Hospital
- OP84 – Resource Centre, City Hospital
- OP85 – King Street/Beach Esplanade
- OP87 – Pittodrie Park
- OP88 – Shore Porters Warehouse
- OP89 – Kaimhill Outdoor Centre
- OP90 – St Machar Primary School
- OP91 – Union Street West – City Centre Masterplan Intervention Area
- OP92 – St Peter’s Nursery, Spital
- OP93 – Former Summerhill Academy
- OP94 – Tillydrone Primary School
- OP95 – Station Gateway – City Centre Masterplan Intervention Area

OP96 – Castlegate and Castlehill – City Centre Masterplan Intervention Area

OP97 – Victoria Road Primary School

OP98 – VSA Gallowgate

OP99 – Old Torry

OP100 – North Dee – City Centre Masterplan Intervention Area

OP101 – Woodside Congregational Church

OP102 – George Street/Crooked Lane

OP106 – Torry Waterfront – City Centre Masterplan Intervention Area

OP110 – Heart of the City – City Centre Masterplan Intervention Area

OP116 – Froghall Terrace

OP35 –Summerfield House, Eday Road

Residential 1.1ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Development will be connected to the mains water and drainage supplies.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
supplies within 250m of the site which may be affected?			Water Layer			
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	<p>According to SEPA's Indicative Flood Risk Map, the north of the site is shown as being relatively at risk from flooding from surface water. However, there have been no flooding incidents recorded on the site. The Springhill Burn is located just on the eastern boundary of the site, this may be prone to flooding so hard development should avoid this area.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>	GIS Layers for Flood Risk Submitted Bid Documents	-	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p> <p>Flood Risk Assessment may be required.</p> <p>Surface water flooding measures will be considered to ensure no increased risk downhill.</p>	- +
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p>	Bio flora and fauna	<p>The site is located within a potential bat habitat (woodland/woods near water); a potential bat survey may be required.</p> <p>No other Natural Conservation features present on site.</p>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands	-	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>			<p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>			
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long-term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					with Policies T2 and T3.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
<u>Service Infrastructure</u> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Fernielea Primary school is currently under capacity at 64% and is forecast to be just under capacity by 2025, at 89%. Hazlehead Academy is currently under capacity at 87% but is forecast to be over capacity by 2025 at 108%. A hospital is located within 700m of the site and a medical practice within 1.2km.	GIS Layer for School Catchments Aberdeen School Roll Capacity	+	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	+
To what extent will the proposal affect the quality		There will be little loss of open space as existing building will be replaced with	GIS Layer on Green Space	+	Sufficient open space provision will be	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		residential development.	Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN		required as per Policy NE2 in the LDP.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Records show there is potential contamination on the site.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Sheltered - situated in a relatively built up area. Tree belt lining the northern and eastern boundary of the site. South facing, flat site.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to the site is available from Eday Road and Gairsay Road.	Submitted Traffic Assessments	0	Travel Assessment/ Travel Plan may be required as part of the planning application.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 800m of local shopping facilities. Bus stops are located within 400m of the site. Employment opportunities exist within 1.6km of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites Maintain and support landscape character and local distinctiveness.						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Non-designated landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>The site is currently zoned for residential use. It currently has a large office complex which is being used as the NHS Grampian (Corporate Headquarters). There is parking surrounding the office building.</p> <p>The site sits within a residential area; therefore, the development of housing would fit in well with the surrounding landscape.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	+	N/A	+
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents Site Visit	+	LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development must provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	No listed buildings or scheduled monuments present on site. The Sites & Monuments record shows a historic cottage and small farmstead (depicted on historic OS maps) (Summerfield). Development is not expected to have any impact.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	0	Development must respect any historical features around the area as per Policy D6.	0
<p><u>Population</u></p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will provide housing which will help to meet local need.	Submitted Bid Documents	+	Developer contributions will be required as appropriate for environmental improvements and affordable housing.	+

OP36 – Charlie House

Urban Green Space and Green Space Network 1.5ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>Site adjacent to the Denburn. Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
large-scale abstraction or allow the de-culverting of a watercourse?					Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections nearby.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Areas of the site appear to be partially waterlogged. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	SEPA Flood Maps indicate there is a medium to high risk of flooding from the Den Burn to around a third of the application site.	GIS Layers for Flood Risk	-	Flood Risk and Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
Biodiversity, Flora and Fauna						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>The site is located adjacent to the Rubislaw Local Nature Conservation Site (LNCS). The site contains habitat suitable for bats – wooded features, woods near water and inland water. The Rubislaw LNCS flows into the River Dee Special Area of Conservation (SAC). The qualifying interests of the SAC are the Freshwater pearl mussel, otter and Atlantic salmon. A screening for any Likely Significant Effects (LSE), as part of an HRA should therefore be conducted. Badgers and otters recorded within, or in close proximity to the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	--	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal will likely be required to determine the impact on the River Dee SAC.</p> <p>Due regard must be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate	Climatic Factors	<p>The provision of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The proposed site is located beside Woodend Hospital which has good access</p>	GIS Layers for bus routes/bus stops – shows you whether it's within 400m	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Emissions)?		<p>to established networks that currently serve the site and integrate with the wider area.</p> <p>The site is accessible by all forms of travel and the surrounding network is well placed to accommodate the level of anticipated trips associated with the proposed use. There is good potential for future staff residing in surrounding residential neighbourhoods to travel to work on foot, bicycle or by public transport.</p> <p>Lang Stracht and Queen's Road (<400m from site) are well served bus corridors with frequent services travelling to destinations such as Aberdeen City Centre, Kingswells and Westhill.</p>	GIS Layers for cycle lanes/facilities		<p>generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
<p><u>Service Infrastructure</u></p>						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Development would result in a loss of Urban Green Space.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Sufficient open space provision/ upgrades to existing provision will be required as per Policy NE2 in the LDP.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would likely fragment the Green Space Network.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is south-west facing and well sheltered through topography and surrounding urban make up.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	+	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The proposal represents an extension to the existing urban environment, however, it would encroach towards the Den Burn and its valley, a significant local feature.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	-	Careful siting and design in combination with a strong landscaping plan to adequately accommodate the proposed development within its semi-natural/semi-urban setting.	+
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p>Cultural Heritage</p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	The development may impact slightly on the setting of the surrounding listed buildings of the hospital and the view from the north west.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Careful design and siting to limit/ avoid significant impacts.	+
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development will provide a new city-wide respite facility for children and their families.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP37 – Woodend Hospital

Existing Community Sites and Facilities and Green Space Network 7.1ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>North Burn of Rubislaw flows to the south of the site. Development has potential to release of waterborne pollution into the Burn during construction. However, if existing building fabric is used without further construction outwith, there would be little release of waterborne pollution.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p>	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA.	- +
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>		<p>Possibility of release of waterborne pollution into the North Burn of Rubislaw if construction happens outwith the existing building fabric.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Scottish Water have confirmed that the levels of development proposed by the</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.		
Can the option connect to the public foul sewer?		Yes. Connections are possible.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Development will be connected to the mains water and drainage supply.	OS Map GIS Scottish Water Layer	0	N/A	0	
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	SEPA Flood Maps show there are low chances of surface flooding to the north and also to the south where North Burn of Rubislaw runs. The Burn is prone to flooding and there has been a high level of flooding incidents further downstream. Risk of flooding to site. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. Flood Risk Assessment will be required.	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					No development on floodplain. Appropriate buffer strips to the watercourse.	

Biodiversity, Flora and Fauna

- Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.
- Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.
- Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>North Burn of Rubislaw flows to the south of the site – it is part of the Den of Maidencraig Local Nature Conservation Site.</p> <p>Bats have been recorded within the vicinity of the site. Wych Elm is present on site.</p> <p>South, west and east part of the site are part of the Green Space Network which links to Kingswells South and Hazlehead Green Space Networks.</p> <p>It is likely that development outwith the existing building fabric would disturb local wildlife and species.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Development should consider remaining within the existing building fabric.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals</p> <p>Due regard will be given to Policy NE2 when planning new developments to ensure habitat links are maintained and enhanced.</p>	- +
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of residential uses on site will lead to the somewhat increase of energy-use and consumption, transport movement and waste.</p> <p>Bus stops, cycle paths and core paths are all within 400m of the site. There are recreational/leisure and health facilities within 800m of the site.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Submitted Bid Documents		least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
<u>Service Infrastructure</u> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School	Population and human health or	Fernielea Primary School has enough capacity (64%) both now and long term. Hazlehead Academy presently has enough	GIS Layer for School	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Catchment Area/ Primary school catchment area. Health provision.	material assets	capacity (87%). By 2025 it will be 114% overcapacity. The closest Medical Practice is within 1km.	Catchments Aberdeen School Roll Capacity			
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development would have opportunities to enhance connections to the green space network running to the south, west and east of the site.	Submitted Bid Documents	+		+
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. If the existing building fabric is used there would be limited effects on soil. However, there remains the potential for short term adverse effects on soil. Possible soil contamination can occur during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Records show the site is potentially contaminated. However, the buildings on site are currently in use.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					either restored, reclaimed or remediated to a level suitable for its proposed use.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	0	N/A	0
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is mostly flat, south and southwest facing, with some tree cover dotted around providing shelter from northerly winds.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access to the site is not expected to be a problem. There are existing access roads around the site.	Submitted Traffic Assessments	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	<p>Bus stops, cycle paths and core paths are within 400m of the site.</p> <p>There are shopping facilities within 800m of the site.</p>	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	++	N/A	++
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>Site is in an urban area with several tree belts dotted throughout. Any development outwith the existing building fabric is likely to disturb existing landscape features which largely consists of tree belts.</p> <p>The south-western part of the site adjacent to the North Burn of Rubislaw is classed as Prime Landscape.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	+
<p><u>Material Assets</u></p> <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	<p>Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).</p>	<p>Submitted Bid Documents</p> <p>Site Visit</p>	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development must provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Site includes 3no Category B listed buildings and 1no Category B listed viaduct. Proposal has potential to either negatively affect the nature and character of the listed buildings/features or enhance them.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	--	Development must respect and enhance the listed buildings/features per Policy D6 and national legislation. Development will seek to capitalise on the opportunities the listed building can contribute to placemaking.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Listed buildings and viaduct within the site are accessible.	Submitted Bid Documents	0	N/A	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal is for residential development and will include a portion for affordable housing.	Submitted Bid Documents	+	Developer contributions will be required as appropriate for environmental improvements and affordable housing.	+

OP65 – Haudagain Triangle

Mixed Use & Land for Transport 4ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Connections within and adjacent to site.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	Some concentrated areas of low, medium and high surface water flooding identified within site as per SEPA Flood Risk Maps.	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+	
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of mixed uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation, leisure and employment facilities. There are limited facilities within 800 metres of the site. There are no significant employment opportunities within 1.6 kilometres of the site. However, the proposal will include some retail, commercial and community uses which will introduce employment opportunities. Haudagain roundabout improvements are likely to result in</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	+	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		additional transport movements although this will have a positive impact on current congestion levels..			T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to Local Air Quality Management thresholds being breached in Aberdeen’s existing Air Quality Management Areas?	Air	Development within the area will attract additional traffic to an Air Quality Management Area. On the other hand, improvements to the Haudigan would likely improve congestion and air quality at this roundabout; therefore there will be mixed effects.	GIS Layers for Air Quality Management Areas Air Quality Action Plan		N/A	
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan		New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Northfield Academy and Manor Park Primary catchments. Both schools are currently under capacity and will remain as such for the foreseeable.	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	N/A	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction. Construction on the road improvements have commenced on site.	Site Visit Existing LDP Allocations	+	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re- use of soil in local area.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is north facing and exposed. For the road improvements this would not have any impacts.	Aerial Map Site Visit	-	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues. Road improvements will improve on current congestion levels.	Aerial Map Site Visit	+	Access road(s) for the mixed uses would need to be delivered to the satisfaction of the Council as Roads Authority.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present. Development will also include local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not	Landscape	Site has (up until recently) been occupied by low quality affordable housing set within a mixed-use yet predominantly residential context. Re-development of the site will undoubtedly have a positive impact on the urban character.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space	+	Careful design and siting to maximise benefits.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?			Network Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development would assist regeneration in this area and will also provide new housing, retail, commercial and community uses. Transport aspect of the proposal would ease congestion at this busy junction.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	++	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	++

OP66 –Granitehill

300 Houses 4.8ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections already in place.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Connections already in place.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
supplies within 250m of the site which may be affected?			Water Layer				
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	<p>SEPA flood maps show there is little chance (0.1%) of surface flooding on a small section to the north of the site.</p> <p>They also there is some chance (0.5%) of surface flooding on a section to the south of the site.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>	<p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>	-	+	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p> <p>Planning officers will consult flooding Team. Surface water management measures will be considered.</p>	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests?</p> <p>In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p>	Bio flora and fauna	<p>The northern part of the site is identified as being an area of potential bat habitat. However, the site itself is brownfield land and is of little natural interest.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p>	-	+	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
<p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>			<p>Green Space Network Map</p> <p>Site Visit</p>				
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	-	+	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
<p>Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.</p>	Population and human health or material assets	<p>Heathryburn School is currently overcapacity (107%). Capacity is expected to decrease overtime. Forecasts for 2025 show it at 119% overcapacity. Northfield Academy has capacity. Capacity is expected to decrease overtime however it would still be sufficient.</p> <p>There is a medical practice is within 400m of the site.</p>	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions will be required as appropriate to mitigate deficiencies in education capacity.	+	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Submitted Bid Documents	+		+	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Records show there is potential contamination on the southern part of the site. This is probably due to the site comprising a former factory. The land to the southeast where the Treasure Hub is located is also shown on record to be potentially contaminated yet has been developed. It is considered that there are unlikely to be any major issues on the site.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	+	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 							
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+		N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is flat with some vegetation and buildings to the north providing some shelter from northerly winds. Site faces north.	Submitted Bid Documents Aerial Map Site Visit	0	Development must be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to the site is possible from Granitehill Road. The road has the potential to cope with any generated traffic from the residential development.	Submitted Traffic Assessments	+	Travel Assessment/ Travel Plan may be required as part of the planning application.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 800m of local shopping facilities. Bus stops are located within 400m of the site. Employment opportunities are available adjacent to the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries,	Landscape	The northern part of the site is already developed with shed type buildings and hard standing. Redevelopment of the entire site would not result in any significant loss of landscape features. It would improve landscape features.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	+	LDP Policies D4 – Landscape and D5 – Landscape Design encourage design of landscape features as part of the overall development.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
existing townscape and character of surrounding area?						
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide residential uses on a site that is well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents Site Visit	+	LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development must provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Cultural Heritage						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>On the norther section of the site, there are several industrial buildings accommodating joinery company Hall and Tawse on site that are still in use. However, they are of no architectural or cultural merit. Development would result in their replacement with residential units.</p> <p>On the southern section of the site, there are several remains of previous industrial uses on site (metallic pipes, timber etc.). No constraining built or cultural elements on the site. No significant impact on built/cultural elements.</p>	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	0	N/A	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal is for residential development and will include a portion for affordable housing.	Submitted Bid Documents	+	Developer contributions will be required as appropriate for environmental improvements or affordable housing.	+

OP68 – 1 Western Road

22 Houses 0.07ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Connections adjacent to site.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation, leisure and employment facilities. There are facilities within 800 metres of the site (Woodside Neighbourhood Centre). There are no significant employment opportunities within 1.6 kilometres.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	+	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	+
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	-		<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	St. Machar Academy and Woodside Primary catchments. Both institutions are under capacity and will be for the foreseeable future.	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	N/A	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	+	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re- use of soil in local area.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is north-east facing and somewhat exposed.	Aerial Map Site Visit	-	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+

[Landscape Designated Sites](#)

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Proposal set within an established suburban context. Expected that the development (residential) will fit sympathetically into this context given that it represents a continuation of an established surrounding use.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	+	Careful setting, design and landscaping to ensure landscape 'fit'.	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan /	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Planning Policy – Planning for Zero Waste?			Development Framework		per Policy R5.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP69 – 152 Don Street, Old Aberdeen

Residential 0.63ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity 						
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	- +
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there	Water and Human Health	Development will be connected to the mains water and drainage supplies.	OS Map GIS Scottish	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
any private or public water supplies within 250m of the site which may be affected?			Water Layer			
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	<p>The northern part of the site is prone to surface flooding. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p> <p>Fluvial flood risk outwith the site to the west.</p>	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application. Provision for SUDS made where appropriate. Flood Risk Assessment may be required.	- +
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
To what extent will the proposal affect biodiversity, flora and fauna interests? In particular: <i>International designation (SAC/SPA)</i> <i>Other designation (SSSI, NNR and LNRs)</i> <i>Non-designated (TPOs, hedges, woodlands,</i>	Bio flora and fauna	<p>There are a few semi-mature trees on site and it is identified as being an area of potential bat habitat.</p>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space	-	Due regard will be given to the preservation of semi-mature trees on site. Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><i>species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>			<p>Network Map</p> <p>Site Visit</p>			
<p>Climate Change mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy Reduce vulnerability to the effects of climate change 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights Protect and enhance human health Promote economic growth, social inclusion, environmental improvement, health and safety; 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area Health provision	Population and human health or material assets	The primary school is currently overcapacity and the secondary school although it presently has enough capacity, it is forecasted to be over capacity in 2025. There is a GP 920m from the site.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions will be required as appropriate to mitigate deficiencies in education capacity.	+
To what extent will the proposal affect the quality and quantity of open space		There will be little loss of open space as existing building will be replaced with residential development.	GIS Layer on Green Space Network (GSN)	+	Sufficient open space provision will be required as per Policy	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
and connectivity and accessibility to open space or result in a loss of open space?			Aberdeen Open Space Audit Existing LDP allocations for GSN		NE2 in the LDP.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Records show there is potential contamination on the site.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/sustainability constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights 						
<p>Will the site be delivered within the LDP timeframe?</p> <p>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p>	Material assets	Development will be delivered within the LDP timeframe.	<p>Submitted Bid Documents</p> <p>GIS Layers for gas networks, gas pipelines, Site Visit</p>	+	N/A	+
<p>Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?</p>	Climatic factors	Site is flat and southwest facing. There are few semi-mature trees providing little shelter from northerly winds.	<p>Submitted Bid Documents</p> <p>Aerial Map</p> <p>Site Visit</p>	0	Development must be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
<p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Vehicular access to the site would be via Don Street – this is not expected to present a problem.	Submitted Traffic Assessments	+	N/A	+
<p>Is the site close to a range of facilities? Can these be accessed by public transport?</p>	Climatic factors and human health	<p>Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site.</p> <p>Employment opportunities exist within 1.6km of the site. Leisure/sports club facilities are located within 1km of the site.</p>	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Landscape Designated sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Development on the site would not impact negatively on the landscape because there is an existing unattractive building in place which would be replaced. The proposal is likely to improve the landscape setting as it would be more attractive.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	+	N/A	+
Material assets <ul style="list-style-type: none"> Minimise waste 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents Site Visit	+	LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
			Documents				
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development must provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0	
<u>Cultural Heritage</u> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment 							
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Development is located within a Conservation Area and has the potential to either positively or negatively affect the conservation area.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	+	Development will be required to respect and enhance the Conservation Area as per Policy D6 and national legislation.	+
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social Inclusion, environmental improvement, health and safety; 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social Inclusion, environmental improvement, health and safety;	Population	Proposal is for 50 housing units, both private and affordable. This will help to meet local need.	Submitted Bid Documents	+	Developer contributions will be required as appropriate for environmental improvements or affordable housing.	+

OP70 – Denburn Valley: City Centre Masterplan Intervention Area

Mixed Use, Urban Green Space Network and City Centre Retail Core

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>The North Burn of Rubislaw runs under the site and joins with the Denburn River. Both water bodies join the River Dee SAC. Development will include the upgrade and expansion of Union Terrace Gardens including new soft landscaping, extensive planting and improved drainage systems.</p> <p>Development would likely result in increased temporary surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA.	- +
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development is unlikely to result in the need for watercourse</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
large-scale abstraction or allow the de-culverting of a watercourse?		crossings. There will be opportunities for de-culverting of the North Burn of Rubislaw LNCS as crosses the site.			Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water- saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections nearby.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	There are no wetland or boggy areas on site. There is parkland in the form of Union Terrace Gardens. However, this is currently a modified environment which is subject to improvement through the regeneration project. Improved SUD schemes are part of this project.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Some concentrated areas of low, medium and high surface water flooding identified within site as per SEPA Flood Risk Maps. SUDS are a planning condition of the Union Terrace Gardens improvements.	GIS Layers for Flood Risk	-	Flood Risk and Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>The site is traversed by 150m from the North Rubislaw Burn Local Nature Conservation Site (LNCS). It has no direct link to the LNCS as it is culverted at this point of the watercourse. Union Terrace Gardens and greenspace around the Woolmanhill hospital is bounded by mature trees which contains habitat suitable for bats – wooded features, woods near water and inland water.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Birds; full survey required for buildings affected by development, with additional surveys required if presence established</p> <p>Bats; Preliminary Roost Assessments required for all buildings affected by development, with additional surveys required if roosts are found</p> <p>Lighting; Lighting impact assessment with appropriate mitigation required for all developments</p> <p>Invasive Non-Native Species (INNS): Full survey required for all development required if presence of INNS established</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					<p>Due regard must be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Opportunities for green/blue infrastructure and biodiversity enhancement must be considered for all developments and management plans</p>	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<p>What is the site's overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of a mix of uses on site will lead to increased energy-use and consumption, transport movement and waste.</p> <p>The site is accessible by all forms of travel and the surrounding network is well placed to accommodate the level of anticipated trips associated with the proposed uses.</p> <p>There is good potential for future residents</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		<p>to travel to work on foot, bicycle (using established core paths) or by public transport.</p> <p>Union Street and Union Station (<400m from site) are well served by bus corridors with frequent services travelling to destinations across the City and Region.</p>			<p>least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>The site is bounded to the south by the existing Union Street AQMA. Development is unlikely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	<p>-</p>	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	<p>+</p>
<p>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
<p>To what extent will the proposal affect the quality</p>		<p>Development would not result in a loss of Urban Green Space. Under the City Centre Masterplan an objective for this site is to</p>	<p>GIS Layer on Green Space</p>	<p>-</p>	<p>Sufficient open space provision/ upgrades to existing provision will</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		increase and enhance the quality of open space/Urban Green Space.	Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network		be required as per Policy NE2 in the LDP.	
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development would increase opportunities to enhance existing and develop new Urban Green Space. There are also opportunities to improve connections to the wider Urban Green Space network.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	The site comprises existing occupied development with a component of brownfield in the form of Woolmanhill Hospital. There is considerable redevelopment and urban regeneration potential. Short term adverse effects on soil. Possible soil contamination during construction. Opportunities for improvement through future development.	Site Visit Existing LDP Zonings	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the regeneration of Union Terrace Gardens will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site has varying topography. Woolmanhill hospital is a relatively flat section and Union Terrace Gardens slopes towards the east. Overall the site is sheltered through topography and surrounding urban make up to benefit from solar gain.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	+	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities and proximity to the transport network hubs.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Landscape Designated Sites</p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>The site is currently developed with the vacant Woolmanhill hospital, Denburn carpark and Union Terrace Gardens. It is interspersed with pockets of Urban Green Space and mature trees.</p> <p>Future proposal would represent redevelopment, regeneration and infill of the existing urban environment.</p>	<p>Existing LDP zoning for the City Centre.</p> <p>Site Visit</p>	+	<p>Careful consideration of visual impact, scale and built form, siting and design in combination with a strong landscaping plan to adequately accommodate the proposed development its established urban setting.</p>	+
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	<p>Existing LDP allocations for Waste Facilities</p>	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There site is situated in the Union Street conservation area which comprises numerous A, C and B listed buildings and Scheduled Monuments (E.g William Wallace Statue). Development should enhance the cultural heritage of the area through regeneration.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	+	Careful design and siting to limit/ avoid significant impacts.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development will provide an additional choice and mix of residential and employment development for the community.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP72 – Aberdon House

Residential 0.64ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Connections within and adjacent to site.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	Areas of low, medium and high risk surface water flooding within site boundary as identified via SEPA Flood Risk Maps.	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Site associated with bat habitat/activity (wooded features and woods near water).</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p> <p>+</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	<p>+</p>	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation, leisure and employment facilities. There are facilities</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p> <p>+</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>+</p>	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		within 800 metres of the site (Hayton Neighbourhood Centre). There are significant employment opportunities within 1.6 kilometres of the site (Altens/ Tullos).			least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School	Population and human health or	St. Machar Academy and Riverbank Primary catchments. Both institutions are currently capacity. Riverbank Primary will	GIS Layer for School	-	Developer contributions may be required as appropriate	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Catchment Area/ Primary school catchment area. Health provision.	material assets	be over capacity in 2019.	Catchments Aberdeen School Roll Capacity		to mitigate deficiencies in education capacity.	
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	+	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re- use of soil in local area.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is flat and relatively well sheltered.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the</p>	Landscape	Proposal set within an established suburban residential context. Expected that the development (residential) will fit sympathetically into this context given that it represents a continuation of an established surrounding use.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network	+	Careful setting, design and landscaping to ensure landscape 'fit'.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?			Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and	Population	25% affordable housing.	Site Proposal / Masterplan / Development	+	Developer contributions may be required as appropriate for public realm/	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
safety.			Framework Existing LDP Allocation		environmental improvements and community amenities.	

OP73 – Balgownie Machine Centre

Mixed Use 0.2ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>The Powis Burn culvert runs through the site and in part flows into the Rover Don.</p> <p>Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	- +
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections within and adjacent to site.	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	A limited portion of the site is subject to low, medium and high-risk surface water flooding as indicated by SEPA Flood Risk Maps.	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Area identified as being suitable for bat habitat/ activity.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p> <p>+</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	<p>+</p>	
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and employment facilities. There are facilities within 400 metres of the site (Kittybrewster</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>+</p>	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		Neighbourhood Centre).			least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
<u>Air Quality</u>						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
<u>Soils</u>						
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	+	Measures should be in place to ensure that possible contamination from construction will	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					be properly remediated and not affect the quality of the soil. Re- use of soil in local area.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Potentially contaminated site.	GIS Layers for contamination, Historic Land- use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site	Climatic factors	Site is flat and somewhat exposed.	Aerial Map	-	Development will be	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
make best use of solar gain? Is the site protected from prevailing winds?			Site Visit		encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current	Landscape	Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of use.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	+	Careful setting, design and landscaping to ensure landscape 'fit'.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
settlement boundaries, existing townscape and character of surrounding area?						
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Potentially 25% affordable housing. Employment opportunities. Ease congestion.	Site Proposal / Masterplan / Development Framework Existing LDP	+	Developer contributions may be required as appropriate for environmental improvements.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Allocation			

OP74 – Broadford Works, Maberley Street

Mixed Use 3.6ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>The Gilcomston Burn culvert runs through the site and in flows into the Denburn.</p> <p>Development would likely result in increased surface water run-off through provision of further hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	- +
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-	<p>Development required to comply with national and local planning policy requiring all new development to install water-saving</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?					technologies.	
Can the option connect to the public foul sewer?		Connections within and adjacent to site.	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	A large portion of the site is subject to low, medium and high surface and river flooding as indicated by SEPA Flood Risk Maps.	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+

Biodiversity, Flora and Fauna

- Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.
- Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.
- Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Areas of the site suitable for bat habitat.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p> <p>+</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	<p>+</p>	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of a mix of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and employment facilities. There are facilities</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>+</p>	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		within 400 metres of the site (George Street Neighbourhood Centre). There are significant employment opportunities in close proximity (Aberdeen City Centre)			least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School	Population and human health or	Aberdeen Grammar and Skene Square Primary catchems – both institutions will be	GIS Layer for School	-	Developer contributions may be required as appropriate	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Catchment Area/ Primary school catchment area. Health provision.	material assets	over capacity in the short term.	Catchments Aberdeen School Roll Capacity		to mitigate deficiencies in education capacity.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	+	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site identified as being contaminated.	GIS Layers for contamination, Historic Land- use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is flat and well sheltered.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses. Development will replace an existing unused building.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and Green Space Network</p> <p>Site Visit</p>	+	Careful setting, design and landscaping to ensure landscape 'fit'.	+
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?</p>	Material Assets	<p>Re-use of a number of buildings and structures on site.</p>	<p>Site Visit</p> <p>Site Proposal / Masterplan / Development Framework</p>	+	N/A	+
<p>Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	<p>Existing LDP allocations for Waste Facilities</p>	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0	
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 							
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Grouping of category 'A' listed buildings. Potential for negative impact on the character of the listed buildings.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	+	Development must respect and preserve the listed buildings on site as per Policy D6 and national legislation. Consultation with Historic Environment Scotland will be required as part of the application process.	+
To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Proposed mixed-use village will significantly improve access to the historic environment.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	N/A	+	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Residential and employment opportunities. Environmental improvements (regeneration of a derelict site) and improved access to the historic environment.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	++	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	++

OP76 – Former Raeden Centre

Residential and Green Space Network 1.48ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connection is possible.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Development will be connected to the mains water and drainage supplies.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
supplies within 250m of the site which may be affected?			Water Layer			
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>There are several TPOs on site. These could potentially be affected by development. The western part of the site is in the Green Space Network with grassland being the major habitat. During the site visit it was evident that the site is not used for amenity purposes.</p> <p>Records show most of the site is an area of potential bat habitat.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	--	<p>Careful design in order to retain TPO trees on site.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Policy NE2 when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>+</p>	
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>Submitted Bid Documents</p>	<p>-</p>	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Mile-End Primary is currently running overcapacity (103%). Capacity is expected to decrease. Forecasts for 2025 show it running at 123% overcapacity.</p> <p>Aberdeen Grammar is running at full capacity at present (100%). Capacity is expected to decrease. Forecasts for 2025 show it running at 119% overcapacity.</p> <p>A hospital is within 400m of the site.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	-	Developer contributions will be required as appropriate to mitigate deficiencies in education capacity.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		<p>Development will result in the loss/severance of part of the green space network.</p>	Submitted Bid Documents	--	Provision of new and/or retention of elements of existing green spaces within the site as part of the development. Due regard must be given to Policy NE2.	--
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	<p>Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.</p>	Site Visit Submitted Bid	-	Measures should be in place to ensure that possible contamination	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Documents		from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is surrounded by tree cover to the north and south and west, providing adequate shelter from northerly winds. East facing site. Mostly flat site with some gentle slopes.	Submitted Bid Documents Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is accessible from Midsocket Road, however this may include the removal of some trees. Access can also be taken from Raeden Park Road which also serves a school.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					Plan/Assessment may be required during the planning application process.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site. Employment opportunities exist within 1.6km of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site is within an urban area and has several mature trees (broadleaved and mixed woodland) which should be preserved during redevelopment.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	Careful site design to ensure preservation of mature trees.	+
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
compromise the waste handling operation?			Submitted Bid Documents			
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development must provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<u>Cultural Heritage</u> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Raeden Nursery Walled Garden on western part of site. It is a mid-18th century category C-listed rectangular-plan course granite walled garden.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	--	Development will be required to respect and preserve/enhance the walled garden as per Policy D6 and national legislation. This has the potential to have positive impacts.	- +
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal is for residential development and will include a portion for affordable housing.	Submitted Bid Documents	+	Developer contributions will be required as appropriate for environmental improvements or affordable housing.	+

OP77 – Cornhill Hospital

Existing Community Sites and Facilities 6.04ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>The Gilcomston Burn culvert runs adjacent to the site and in flows into the Denburn.</p> <p>Development would likely result in increased surface water run-off through provision of further hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	- +
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections within and adjacent to site.	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Some small pockets of surface water flooding are identified within the site.	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Areas of the site suitable for bat habitat. Tree loss required to facilitate development.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	+	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Replacement tree planting required to mitigate loss of on site trees.</p>	+
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of a mix of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and employment facilities. There are facilities</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	+	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		within 400 metres of the site (Neighbourhood, Town, District and Commercial Centre in close proximity). There are significant employment opportunities in close proximity (Aberdeen City Centre).			least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure						
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment	Population and human health or material assets	Aberdeen Grammar and Skene Square Primary catchments – both institutions will be over capacity in the short term.	GIS Layer for School Catchments Aberdeen School	-	Developer contributions may be required as appropriate to mitigate deficiencies	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
area. Health provision.			Roll Capacity		in education capacity.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site identified as being contaminated.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	0
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe?	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.			Framework GIS Layers for gas networks, gas pipelines Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is relatively flat and well sheltered.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features	Landscape	Proposal set within an established urban mixed-use context. Expected that the	Landscape Character	+	Careful setting, design and landscaping to	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>		<p>proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses.</p>	<p>Assessment</p> <p>Existing LDP allocations for Greenbelt and Green Space Network</p> <p>Site Visit</p>		<p>ensure landscape 'fit'.</p>	
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?</p>	<p>Material Assets</p>	<p>Re-use of a number of buildings and structures on site.</p>	<p>Site Visit</p> <p>Site Proposal / Masterplan / Development Framework</p>	<p>+</p>	<p>N/A</p>	<p>+</p>
<p>Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?</p>	<p>Material Assets and Human Health</p>	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	<p>Existing LDP allocations for Waste Facilities</p>	<p>++</p>	<p>N/A</p>	<p>++</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0	
<h3>Cultural Heritage</h3> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 							
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Site is located within the Rosemount Conservation Area. Category 'C' listed 'Forbes of Newe Obelisk is located within site. Potential for development to either positively or negatively affect the conservation area.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	+	Development will be required to respect and enhance the Conservation Area as per the Historic Environment Policy and national legislation.	+
<h3>Population</h3> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will introduce a mix of uses: residential, office/business and community – this will have a positive impact on the immediate and wider population.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP78 – Fredrick Street

Mixed Use 0.1ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections already in place.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there	Water and Human Health	Connections already in place.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
any private or public water supplies within 250m of the site which may be affected?			Water Layer			
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	<p>The SEPA flood maps show flood risk on site. There is one flooding incident recorded approx. 75 from the site. This was due to blocked pipe work. A culverted drain crossed the site east to west at the southern edge.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>	GIS Layers for Flood Risk Submitted Bid Documents	+	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands,</i></p>	Bio flora and fauna	<p>There are no environmental designations on site. Swift, Merlin and Bats have been recorded within 100 metres of the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p>	0	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>	<p>+</p> <p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><i>species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>			Site Visit				
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The intensification of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and 800m of shopping facilities. Proposed use is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	-	+
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Could the option lead to Local Air Quality Management thresholds being breached in Aberdeen's existing Air Quality Management Areas?	Air	Site is next to the East North Street / Commerce Street Air Quality Management Area. This is a busy transport route; however, the site is relatively small and development is not expected to breach the existing AQMA.	Air Quality Action Plan Submitted Bid Documents	0	N/A	0
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Hanover Street Primary School which will be at capacity by 2021. Harlaw Academy will be over capacity by 2019. However, this is a very small site which would generate a limited amount of houses. There is a healthcare facility adjacent to	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		the site.				
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Records show approximately half the site could be contaminated due to the joinery use next to the site.	GIS Layers for contamination, Historic Land- use, Landscape Character Assessment	-	Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	- +
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe?	Material assets	Development will be delivered within the LDP timeframe.	Submitted Bid Documents	+	N/A	+
Other site servicing			GIS Layers for			

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
constraints, e.g. electricity pylons, underground gas pipelines etc.			gas networks, gas pipelines, Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is sheltered as it is part of the existing urban areas. Flat site in a built-up area.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access to the site would be via Frederick Street – this is not expected to present a problem.	Submitted Traffic Assessments	+	N/A	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site. Employment opportunities exist within 800m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate	Landscape	Development on the site would not impact negatively on the landscape because at present the site is lying vacant. The proposal is likely to improve the landscape setting as it would be more attractive. There are a number of small trees around the edge of the site – these may be	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN	0	Retention of trees on site.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
it? Such as current settlement boundaries, existing townscape and character of surrounding area?		affected by the development.	Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents Site Visit	+	LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
for Zero Waste?						
<u>Cultural Heritage</u> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Site abuts the Category B listed building (60 Fredrick Street) and sits opposite the Category C listed Fredrick Street School (former). There are sites and monuments records close to the site, including tram rosette, stone cups, Knight Templar Hospice (demolished) and post medieval level. The design of the development has the potential to either positively or negatively affect these historical buildings/features.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	+	Development will be required to have regard to the listed buildings in close proximity.	+
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal is for both private and affordable residential uses – this will help to meet local need.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Human Health <ul style="list-style-type: none"> Protect and enhance human health. 						
Protect and enhance human health.	Human health and air quality	Proposal will provide housing that will meet local needs.	Aberdeen Air Quality Action Plan Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP79 – Crown House

Residential/ Mixed Use 0.04ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections already in place.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Connections already in place.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
supplies within 250m of the site which may be affected?			Water Layer			
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Site itself not identified as being at risk of flooding. Falls within the River Dee catchment area but is not on a direct pathway.	GIS Layers for Flood Risk Submitted Bid Documents	0	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
To what extent will the proposal affect biodiversity, flora and fauna interests? In particular: <i>International designation (SAC/SPA)</i> <i>Other designation (SSSI, NNR and LNRs)</i> <i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i>	Bio flora and fauna	Site is brownfield, located in the City Centre. There are no environmental designations on site.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>			Site Visit			
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>Site is within 400m of a bus stop and 400m of shopping facilities. Proposed could increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	0	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	- +
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<p>Could the option lead to Local Air Quality</p>	Air	<p>Site is next to the Union Street/Holburn Street/Great Southern Road Air Quality</p>	Air Quality Action Plan	0	Proposals may be required to	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Management thresholds being breached in Aberdeen's existing Air Quality Management Areas?		Management Area. This is a busy transport route; however, the site is brownfield and relatively small.	Submitted Bid Documents		demonstrate how they do not breach the AQMA thresholds.	
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality as a brownfield site. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
Service Infrastructure <ul style="list-style-type: none"> • Protect and enhance outdoor access opportunities and access rights. • Protect and enhance human health. • Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Ferryhill Primary School has capacity forecast for the foreseeable future. Harlaw Academy will be over capacity by 2019. However, this is a very small site zoned for Mixed Uses, generating a limited number of houses. Healthcare and dental facilities are present in the City Centre.	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
Soils						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Requirement for demolition/ remediation unclear. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	0	LDP encourages the redevelopment of brownfield land as a sustainable land use strategy option.	0
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development can be delivered within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is sheltered as it is part of the existing urban areas. Flat site in a built-up area.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Small scale site in established urban area; network likely capable of accommodating development.	Submitted Traffic Assessments	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site. Employment opportunities exist within 400m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Development on the site would not impact negatively on the landscape because of its location in a densely built up area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	Retention of trees on site.	0
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide development upon a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents Site Visit	+	LDP encourages the redevelopment of brownfield land as a sustainable land use strategy option	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy.	0
<p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Site is Cat B Listed Building; A Marshall Mackenzie & Son, 1932. Neighbouring site (Prudential Building, 23-25 Crown Street) is also Cat B Listed Building, Paul Waterhouse, 1910.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	+	Future uses/ development will be required to have regard to the form of the Listed Building.	+
<p><u>Population</u></p>						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Re-use of a City Centre brownfield site can promote social inclusion through accessible location, as well as sustainability through re-use of sites.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+
Human Health <ul style="list-style-type: none"> Protect and enhance human health. 						
Protect and enhance human health.	Human health and air quality	Proposal could provide housing that will meet local needs.	Aberdeen Air Quality Action Plan Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP80 – Mastrick Clinic

Neighbourhood Centre 0.12ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connection is possible.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water supplies within 250m of the	Water and Human Health	Development will be connected to the mains water and drainage supplies.	OS Map GIS Scottish Water Layer	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
site which may be affected?							
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>Site is currently in use for healthcare uses. Proposed retail use has the potential increase energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop. Proposed use is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	-	+	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	+
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-		<p>New development must consider sustainable travel methods and sustainable</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar	Climatic factors	The site is flat site facing east, with semi- mature trees and vegetation around the	Submitted Bid Documents	0	Development must be sited and orientated so	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
gain? Is the site protected from prevailing winds?		site providing reasonable shelter from northerly winds.	Aerial Map Site Visit		as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Access to the site is possible from Greenfern Road. The road has the potential to cope with any generated traffic from the residential development.	Submitted Traffic Assessments	+	Travel Assessment/ Travel Plan may be required as part of the planning application.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is located within a District Centre and has bus stop available adjacent to it.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding	Landscape	Urban site with a few semi-mature trees and vegetation. No significant impact.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	Retention of trees on site.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
area?						
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide Retail uses on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents Site Visit	+	LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development must provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Retail proposal will provide employment opportunities which will help boost economic activity in the area.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP81 – Queen’s Square: City Centre Masterplan Intervention Area

Mixed Use 5.4ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>There are no water courses running through the site.</p> <p>Development would likely result in increased surface water run-off through provision of hardstanding/soil compaction, therefore there is some potential for ground-based contaminants to enter the drainage system and flow to discharge points.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p>	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA.	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development is unlikely to result in the need for watercourse</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?		crossings.			Proposed Local Development Plan fall within current water abstraction licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections nearby.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	There are no wetland or boggy areas on site. The site is developed with a well-established urban fabric.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	A small section of the eastern boundary of the site with medium surface water flooding identified within site as per SEPA Flood Risk Maps.	GIS Layers for Flood Risk	-	Flood Risk and Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
Biodiversity, Flora and Fauna						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>There are no designated sites within or in close proximity to the subject site however there are NESBReC records of sightings of protected species.</p> <p>There will be opportunities to improve planting and the creation of Urban Green Space through the regeneration of the site in accordance with the City Centre Master Plan.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Birds; full survey required for buildings affected by development, with additional surveys required if presence established</p> <p>Bats; Preliminary Roost Assessments required for all buildings affected by development, with additional surveys required if roosts are found</p> <p>Lighting; Lighting impact assessment with appropriate mitigation required for all developments</p> <p>Invasive Non-Native Species (INNS): Full survey required for all development and management plans required if presence of INNS established</p> <p>Due regard must be</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site's overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of mixed use development on site will lead to increased energy-use and consumption, transport movement and waste.</p> <p>The site is accessible by all forms of travel and the surrounding network is well placed to accommodate the level of anticipated trips associated with the proposed use. There is good potential for future residents to travel to work on foot, bicycle (using established core paths) or by public transport.</p> <p>Union Street and King Street are well served by bus corridors with frequent services travelling to destinations across the City and Region.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	The site is bounded to the south by the existing Union Street AQMA. Development is unlikely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Development would not result in a loss of urban green space as there is no urban green space located within its curtilage. There may be opportunities for improved soft landscaping through the regeneration process.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Sufficient open space provision/ upgrades to existing provision will be required as per Policy NE2 in the LDP.	+
Will the proposal have the opportunity to enhance the		Development would give rise to the development of the green space network in	City Centre	+	Provision of new and/or retention of	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
green network through for example the green infrastructure on site?		this part of the city centre.	Masterplan Proposed LDP Allocation		elements of existing green spaces within the site as part of the development.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	<p>The site comprises existing and occupied development with redevelopment potential. It is not considered brownfield as there are no derelict sites or vacant buildings within the curtilage of the site.</p> <p>Mixed use development would take place within the site's curtilage. Short term adverse effects on soil. Possible soil contamination during construction.</p>	Site Visit Proposed LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that some components of the site will be commenced within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site	Climatic factors	Queens road which bisects the site slopes	Aerial Map	+	Development will be	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
make best use of solar gain? Is the site protected from prevailing winds?		gently towards King Street with a relatively flat topography.	Site Visit		encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	+	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the</p>	Landscape	The site is currently developed with Marischal College, multi-storey offices (Police Centre) and civic facilities. It is interspersed with pockets of car parking. Any future proposal would represent redevelopment and/or infill of the existing urban fabric.	Existing LDP allocations for Greenbelt and Green Space Network Site Visit	+	Careful siting, visual impact assessment and consideration of scale and design in combination with a strong landscaping plan to adequately accommodate the proposed development	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?					within its semi-natural/semi-urban setting.	
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled	Cultural heritage, incl architectural and archaeological	The site is situated in the Union Street conservation area which contains A and B listed buildings and scheduled monuments such as the Robert De Bruce Statue.	GIS Layers for scheduled monuments, archaeological	+	Careful design and siting to limit/ avoid significant impacts.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	heritage (and links with landscape)	Development should be considerate of and enhance the cultural heritage of the area through regeneration.	sites, listed buildings, conservation area. Canmore Database			
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development will provide an additional choice; mix of residential tenures, office, business and leisure opportunities.	Site Proposal / Masterplan / Development Framework Proposed LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP82 – Dunbar Halls of Residence, Don Street

Residential 1.64ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there	Water and Human Health	Development will be connected to the mains water and drainage supplies.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
any private or public water supplies within 250m of the site which may be affected?			Water Layer			
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	The certal part of the site is prone to surface flooding. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>A small section of the site is designated Green Space Network. There are a few semi-mature trees on site and it is identified as being an area of potential bat habitat. Natural Semi-ancient woodland shown within and adjacent to the site. River Don Corridor Local Nature Conservation Site abuts the northern boundary of the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Due regard will be given to the preservation of semi-mature trees on site.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to the Green Space Network (Policy NE2).</p>	<p>+</p>
<p>Climate Change mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy Reduce vulnerability to the effects of climate change 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide</p>	<p>+</p>

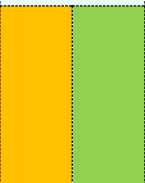

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.			emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure						
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights Protect and enhance human health Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		There will be little loss of open space as existing building will be replaced with residential development.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	+	Sufficient open space provision will be required as per Policy NE2.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Existing LDP Allocations	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Records show there is contamination on the site.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					proposed use.	
Deliverability/sustainability constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services Protect and enhance outdoor access opportunities and access rights 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will likely be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is relatively flat. There are semi-mature trees providing shelter from northerly winds.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access to the site would be via Don Street – this is not expected to present a problem.	Aerial Map Site Visit	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	<p>Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site.</p> <p>Employment opportunities exist within 1.6km of the site. Leisure/sports club facilities are located within 1km of the site.</p>	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	+	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	+
<p><u>Landscape Designated sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>The proposal is likely to improve the landscape setting as it would be more attractive.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and Green Space Network</p> <p>Site Visit</p>	+	N/A	+
<p><u>Material assets</u></p> <ul style="list-style-type: none"> Minimise waste 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).	Site Visit Site Proposal / Masterplan / Development Framework	+	LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+	
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++	
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0	
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 							
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation	Cultural heritage, incl architectural and archaeological heritage (and links	Development is located within a Conservation Area and has the potential to either positively or negatively affect the conservation area.	GIS Layers for scheduled monuments, archaeological sites, listed	-	+	Development must respect and enhance the Conservation Area as per the Historic Environment	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	with landscape)		buildings, conservation area. Canmore Database		policy and national legislation.	

OP83 – Urquhart Building, City Hospital

Existing Community Sites and Facilities 0.28ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections already in place.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Connections already in place.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
supplies within 250m of the site which may be affected?			Water Layer				
<u>Climate Change Mitigation</u> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The intensification of uses on site for residential purposes will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and 800m of shopping facilities. Proposed use is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	-	+
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	New development should consider sustainable travel methods and sustainable construction methods	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.		
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Hanover Street Primary School which will be at capacity by 2021.</p> <p>Harlaw Academy will be over capacity by 2019.</p> <p>There is a healthcare facility within 800m of the site.</p>	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	<p>Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.</p>	Site Visit Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.		+
Are there any contaminated soils issues on the site and		Records show there is potential contamination in all the buildings at City	GIS Layers for contamination,	-	Site investigation should be carried out.	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
if so, will the option reduce contamination?		Hospital including the site in question. The buildings in the wider City Hospital site are currently in use therefore there are unlikely to be any issues.	Historic Land-use, Landscape Character Assessment		LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	This is a flat site facing east. Site has several mature trees providing some shelter from northerly winds.	Submitted Bid Documents Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of	Material assets and climatic factors?	Vehicular access to the site would be via Urquhart Road and Park Road – this is not expected to present a problem.	Submitted Traffic Assessments	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
accommodating traffic generated?						
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 500m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site. Employment opportunities exist within 1km of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site is within an urban area and has several mature trees.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retention of trees on site.	- +
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle	Material Assets	Development will provide residential uses on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents Site Visit	+	LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
or recover existing on-site materials / resources?					number of homes to be accommodated on brownfield land.	
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy.	0
<p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Site has a C-listed building comprising two sections: a one storey extension with a render finish (northern part of the site) attached to a traditional granite building (to the south). The main City Hospital building (to the west) and 3no other buildings (to the east) outwith the site are also C-listed.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore	-	Development will be required to respect and preserve the listed buildings on site as per LDP Policy and national legislation. Development will be required to have regard to the listed	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
setting?			Database		buildings in close proximity.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal is both private and affordable residential units. This will help to meet local need.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP84 – Resource Centre, City Hospital

Existing Community Sites and Facilities 0.16ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections already in place.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Connections already in place.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
supplies within 250m of the site which may be affected?			Water Layer				
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>Site is currently in use for healthcare uses. Proposed retail and employment use has the potential increase energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop. Proposed use is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	0	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	0	
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental	Submitted Bid Documents	-	New development must consider sustainable travel methods and	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
(AQMA)?		impacts during and post construction.			sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.		
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Records show there is potential contamination in all the buildings at City Hospital including the site in question. The buildings in the wider City Hospital site are currently in use therefore there are unlikely to be any issues.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation must be carried out. LDP Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is flat with semi-mature trees around the site providing reasonable shelter from northerly winds. Site faces west.	Submitted Bid Documents Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access to the site would be via Urquhart Road and Park Road – this is not expected to present a problem.	Submitted Traffic Assessments	0	N/A	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 500m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site. Employment opportunities exist within 1km of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Site is in a largely urban area with some hedges and a few semi-mature trees	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	Retention of trees on site.	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide employment and retail uses on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents Site Visit	+	LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development must provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<u>Cultural Heritage</u> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There is one building on site with no significant architectural merit. There are several C-listed buildings outwith the site boundary to the north.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	0	Development must have regard to the listed buildings in close proximity.	0
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will provide employment opportunities which will help boost economic activity in the area.	Submitted Bid Documents	+	Developer contributions will be required as appropriate for environmental improvements.	+

OP85 – King Street/Beach Esplanade

New Community Facilities 2ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	<p>Site is close to the River Don and its development could result in the increase of waterborne pollution into the river during construction. There have been some surface flooding incidents less than 100m outwith the site. Development may increase the amount of surface water run-off into the River Don.</p> <p>However, the development may also improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>	OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment will be required to be submitted with planning application, with provision for SUDS made where appropriate.	<div style="display: flex; justify-content: space-between; align-items: center;"> - + </div>
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse)?		<p>Development could result in the increase of waterborne pollution into the River Don.</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan	<div style="display: flex; justify-content: space-between; align-items: center;"> - + </div>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					fall within current licence levels. All new development must install water- saving technologies in accordance with Policy R6.		
Can the option connect to the public foul sewer?		Connections available.	GIS Scottish Water Layer	0	N/A	0	
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	<p>No flood risks identified on the SEPA flood map, however development may increase the amount of surface water run-off potentially affecting nearby sites where there have been past surface flooding incidents. Being close to the River Don the site may be vulnerable to future changes in climate.</p> <p>Proposal allows for an area of open space which may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Protected Species (bats, otters, etc.)</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>The site is identified as being an area of potential bat habitat.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.	-	+
<p>Climate Change mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy Reduce vulnerability to the effects of climate change 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of shopping and recreation areas and there are bus stops within 400m.</p> <p>The site is in relatively good proximity to local</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for</p>	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions. However, in reality there will be an increase in vehicular movements as a result of any development.	cycle lanes/facilities		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights Protect and enhance human health 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety; 							
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Development would lead to the loss of green space.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Policy NE2 supports the protection of open space. Adequate open space provision may be required as per Policy NE2 in the Local Development Plan as part of the proposals if lost.	-	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-	+
Deliverability/sustainability constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services Protect and enhance outdoor access opportunities and access rights 							
Will the site be delivered	Material	Likely to be delivered within the LDP	Site Proposal / Masterplan /	+	N/A	+	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	assets	timeframe.	Development Framework GIS Layers for gas networks, gas pipelines Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	This is a flat, south westerly facing site that is well sheltered with tree belts to the north, east and west.	Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 800m of local shopping facilities. Bus stops and cycle lane are located within 400m of the site. Employment opportunities exist within 1.6km of the site. Leisure facilities are located within 1km of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	+

Landscape Designated sites

- Maintain and support landscape character and local distinctiveness.

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Non-designated landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>Development of this site will have permanent and negative effect in the landscape setting of the area.</p> <p>This is an attractive and well-used green space. Its development would result in the loss of surrounding resident's experience of landscape in terms of openness, scale, colour, texture, visual diversity, line and pattern.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and Green Space Network</p> <p>Site Visit</p>	-	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
<p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?</p>		<p>Development may affect the distinctive landscape character of part of an LNCS and the River Don Valley. Site is classed as Prime Landscape.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and Green Space Network</p> <p>Site Visit</p>	--	Landscape impact can often be mitigated through careful design and screening or landscaping.	-
<p>Material assets</p> <ul style="list-style-type: none"> Minimise waste 						
<p>Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0

OP87 – Pittodrie Park

Residential 6ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Connections possible.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	
<p>For large scale developments are there</p>	<p>Water and Human Health</p>	<p>Connections possible.</p>	<p>OS Map GIS Scottish</p>	0	<p>N/A</p>	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
any private or public water supplies within 250m of the site which may be affected?			Water Layer				
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	<p>The east and the centre of the site are prone to surface water flooding. Development is likely to increase the amount of surface water run-off. The site is in relative proximity to the River Don; the site may therefore be vulnerable to future changes in climate.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p><i>Protected Species (bats, otters, etc.)</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>The south and part of the east of the site has been identified as a potential bat habitat.</p> <p>Development provides the possibility to enhance habitat connectivity by providing areas of open space such as communal gardens and pocket parks.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced. Policy NE3 protects natural heritage; biodiversity and habitats.</p>	-	+
<p>Climate Change mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy Reduce vulnerability to the effects of climate change 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Bus stops, cycle paths and Core Paths are all within 400m of the site. There are</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating</p>	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		recreational/leisure and health facilities within 800m of the site.	cycle lanes/facilities Check distance to local facilities		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Development will result in slightly negative environmental impacts during and post construction. It proposes between 525-700 parking spaces to be provided. This could potentially increase vehicle traffic in the area - the cumulative effect would mean a negative impact on air quality albeit not significant.		-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights Protect and enhance human health Promote economic growth, social inclusion, environmental improvement, health and safety; 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Education capacity - Secondary School Catchment Area/ Primary school catchment area Health provision/GP capacity</p>	Population and human health or material assets	<p>Both Sunnybank Primary and St. Machar Academy currently have capacity. Sunnybank Primary is forecast to go over capacity in 2020. St. Machar Academy is expected to go over capacity in 2023.</p> <p>Old Machar Medical Practice is within 800m of the site.</p>	<p>GIS Layer for School Catchments Aberdeen School Roll Capacity</p>	-	Developer contributions may be required to mitigate deficiencies in education capacity.	-	+
<p>To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?</p>		<p>Loss of the Pittodrie Football Stadium however, this will be relocated to Kingsford. The development proposes to make provision of open space in the form of communal gardens, pocket parks and an urban square on the site.</p>	<p>GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network</p>	-	Sufficient open space provision will be required as per Policy NE2.	+	
<p>Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?</p>		<p>Proposal states there will be the provision of green infrastructure in the form of communal gardens and pocket parks, providing an opportunity to enhance green networks and habitat networks in the area.</p>		-	N/A	+	
<p>Soils</p> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality 							
<p>Is the option on greenfield or brownfield land?</p>	Material Assets and Soils	<p>Site is on Brownfield Land. Short term adverse effects on soil. Possible soil</p>	Site Visit	+	LDP Strategy encourages the	+	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.			redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Part of the site is identified as being potentially contaminated as part of the Kings Links Targets & Rifle Range in the south of the site. In the north, a small portion of the site is identified as being potentially contaminated as part of the Pittodrie Place Car Park Development AFC.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	- +
Deliverability/sustainability constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services Protect and enhance outdoor access opportunities and access rights 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected	Climatic factors	This is a flat, south facing site. There is little shelter from northerly winds through vegetation except a few trees to	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
from prevailing winds?		the southwest.			so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access is not expected to present a problem.	Submitted Traffic Assessments	+	N/A	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Bus stops, cycle paths and Core Paths are within 400m of the site. There are recreational/leisure and health facilities within 800m of the site. Shopping facilities and primary school are located just under 1km away from the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Non-designated landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	Large-scale development in this prominent location is likely to impact significantly on the surrounding landscape, which is in a prominent and exposed position when viewed from Beach Esplanade. However, impact largely local. If designed sensitively may be an improvement on the existing football stadium, which is very prominent.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	-	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-	+
<p>Material assets</p> <ul style="list-style-type: none"> Minimise waste 							
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide housing on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).	Site Visit	+	LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+	
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++	
For potential waste management activity sites	Material Assets	Development will provide adequate space for kerbside collection or	Check Scottish Planning Policy	0	New development will be required to provide	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
(includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?		recycling facilities.	(superseded Zero Waste Plan)		sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.		
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety; 							
Promote economic growth, social inclusion, environmental improvement, health and safety;	Population	Proposal is for 350 housing units of which 10% will be affordable. This is lower than the established 25% policy requirement for affordable housing due to historic planning consent.		-	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	-	+

OP88 – Shore Porters Warehouse

Mixed Use 0.02ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigatio n	Mitigation if appropriate?	Scoring – post mitigatio n
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	- +
Can the option connect to the public foul sewer?		Connections within and adjacent to site.	GIS Scottish Water Layer	0	N/A	0
Biodiversity, Flora and Fauna						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	No negative impact on biodiversity, flora and fauna.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	++	N/A	++
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning)	Climatic Factors	Re-use of the redundant building will lead to increase of energy-use and consumption, transport movement and	GIS Layers for bus routes/bus stops – shows you whether it's	-	LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Assessment of Climate Emissions)?		waste. Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and employment facilities. There are facilities within 400 metres of the site (Union Street and City Centre). There are significant employment opportunities in close proximity (City Centre).	within 400m GIS Layers for cycle lanes/facilities		travel.	
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	- +	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Deliverability/Sustainability Constraints						
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered	Material assets	It is likely that the proposal will be	Site Proposal / Masterplan /	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.		delivered within the LDP timeframe.	Development Framework GIS Layers for gas networks, gas pipelines Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is flat and well sheltered due to its urban context.	Aerial Map Site Visit	0	N/A	0
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	+	N/A	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Re-use of existing warehouse.	Site Visit Site Proposal / Masterplan / Development Framework	+	N/A	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy.	0

Cultural Heritage

- Promote protect and, where appropriate, enhance the historic environment.

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
<p>Will the option affect any archaeological sites, scheduled monuments, listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?</p>	<p>Cultural heritage, incl architectural and archaeological heritage (and links with landscape)</p>	<p>Site is located within the Union Stree Conservation Area, comprising a category 'B' listed warehouse. Potential for development to either positively or negatively affect the conservation area.</p>	<p>GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.</p> <p>Canmore Database</p>	-	+	<p>Development will be required to respect and enhance the Conservation Area as per LDP Historic Environment policy and national legislation.</p>	+
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 							
<p>Promote economic growth, social inclusion, environmental improvement, health and safety.</p>	<p>Population</p>	<p>Employment opportunities and/or 25% affordable housing.</p>	<p>Site Proposal / Masterplan / Development Framework</p> <p>Existing LDP Allocation</p>	+		<p>Developer contributions may be required as appropriate for environmental improvements and affordable housing.</p>	+

OP89 – Kaimhill Outdoor Centre

Residential and Green Space Network 1.5ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there any private or public water	Water and Human Health	Connections are possible.	OS Map GIS Scottish	0	N/A	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
supplies within 250m of the site which may be affected?			Water Layer				
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>NESReC recorded Swift and Pink-footed Goose within the site and West European Hedgehog within 100m of the site boundary.</p> <p>Site forms part of the Green Space Network as outdoor recreation space and would be developed as a brownfield site – it has playing pitches with a tennis court and pavilion.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced, in accordance with Policy NE2.</p> <p>Habitat enhancements may reduce residual impact on habitat/ species.</p>	-	+
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and 800m of shopping facilities. For the proposed residential use, the site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	-	+
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	-	+
<p><u>Service Infrastructure</u></p>							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Both Kaimhill Primary School and Harlaw Academy are over capacity.	GIS Layer for School Catchments Aberdeen School Roll Capacity	--	Developer contributions would be required to mitigate any deficiencies in education capacity.	-
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Site forms part of the Green Space Network as outdoor recreation space. Development would result in the loss of valuable open space.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	--	Sufficient open space provision will be required as per the Open Space requirements (Policy NE2).	-
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		The proposal states that open space and new children's playground at the south of the site will be retained. Mature trees surrounding the site will also be retained.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid	+	LDP Strategy encourages the redevelopment of	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Documents		brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	South facing, flat sit with adequate shelter from northerly winds.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is adjacent to Devenick Place and Inchbrae Drive – both roads are capable of accommodating traffic generated from the development.	Submitted Traffic Assessments	0	Travel Plan/ Transport Statement may be required during the planning application process.	0
Is the site close to a range of facilities? Can these be accessed by public	Climatic factors and human health	Garthdee retail park located less than one mile to the east. Inchgarth Community Centre and Kaimhill School within walking distance to the east.	GIS Layer for bus stops/bus routes	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
transport?		Bus stops are within 400m of the site.	Check distance to local facilities			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide housing, on a brownfield site which is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Submitted Bid Documents Site Visit	+	LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal is for both private and affordable residential development.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP90 – St. Machar Primary School

Residential 1.01ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Connections within and adjacent to site.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	Areas of low, medium and high risk surface water flooding within site boundary as identified via SEPA Flood Risk Maps.	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Site associated with bat habitat/activity (wooded features and woods near water).</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>- +</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	<p>+</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation, leisure and employment facilities. There are facilities</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		within 800 metres of the site (Hayton Neighbourhood Centre). There are significant employment opportunities within 1.6 kilometres of the site (Altens/ Tullos).			least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School	Population and human health or	St. Machar Academy and Riverbank Primary catchments. Both institutions are currently capacity. Riverbank Primary will	GIS Layer for School	-	Developer contributions may be required as appropriate	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Catchment Area/ Primary school catchment area. Health provision.	material assets	be over capacity in 2019.	Catchments Aberdeen School Roll Capacity		to mitigate deficiencies in education capacity.		
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	+	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re- use of soil in local area.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 							
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is flat and relatively well sheltered.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the</p>	Landscape	Proposal set within an established suburban residential context. Expected that the development (residential) will fit sympathetically into this context given that it represents a continuation of an established surrounding use.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network	0	Careful setting, design and landscaping to ensure landscape 'fit'.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?			Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and	Population	25% affordable housing.	Site Proposal / Masterplan / Development	+	Developer contributions may be required as appropriate for public realm/	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
safety.			Framework Existing LDP Allocation		environmental improvements and community amenities.	

OP91 – Union Street West: City Centre Masterplan Intervention Area

City Centre Retail Core, Mixed Use and West End Shops and Cafés 15.3ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>There are no water courses running through the site. Development could result in increased surface water run-off through provision of hardstanding/soil compaction, therefore there is some potential for ground-based contaminants to enter the drainage system and flow to discharge points.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?			Maps		Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections nearby.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	There are no wetland or boggy areas on site. The site is developed with a well-established urban fabric.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	A small section of the western and southern site boundaries of the site are identified as low to medium surface water flooding as per SEPA Flood Risk Maps.	GIS Layers for Flood Risk	-	Flood Risk and Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>There are no designated sites within the subject site. NESBReC data indicates that LNCS: 67 Inverness/Kittybrewster Railway Line is within 100m of the site boundary.</p> <p>There will be opportunities to improve planting and the creation of greenspace through regeneration of the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Birds; full survey required for buildings affected by development, with additional surveys required if presence established</p> <p>Bats; Preliminary Roost Assessments required for all buildings affected by development, with additional surveys required if roosts are found</p> <p>Lighting; Lighting impact assessment with appropriate mitigation required for all developments</p> <p>Invasive Non-Native Species (INNS): Full survey required for all development and management plans required if presence of INNS established</p> <p>Due regard must be</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site's overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of mixed use development and retail on site will lead to increased energy-use and consumption, transport movement and waste.</p> <p>The site is accessible by all forms of travel and the surrounding network is well placed to accommodate the level of anticipated trips associated with the proposed use. There is good potential for future residents to travel to work on foot, bicycle (using established core paths) or by public transport.</p> <p>Union Street, which bisects the site, is well served by bus corridors with frequent services travelling to destinations across the City and Region.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>+</p>
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	The Union Street AQMA runs through the site. Development is unlikely to have a significant impact on air quality given it would be regeneration of existing development and therefore subject to current emissions standards. However, increase in development will result in slightly negative and transient environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure <ul style="list-style-type: none"> • Protect and enhance outdoor access opportunities and access rights. • Protect and enhance human health. • Promote economic growth, social inclusion, environmental improvement, health and safety. 						
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Development would not result in a loss of Urban Green Space as there is no Urban Green Space located within its curtilage. There may be opportunities for improved soft landscaping through the regeneration process.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Sufficient open space provision/ upgrades to existing provision will be required as per Policy NE2 in the LDP.	+
Will the proposal have the opportunity to enhance the green network through for example the green		Development would give rise to opportunities for connections to the Urban Green Space network in this part of the city centre.	City Centre Masterplan Proposed LDP Allocation	+	Provision of new green spaces within the site as part of the development.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
infrastructure on site?						
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	<p>The site comprises existing and occupied development with redevelopment potential. It is not considered brownfield as there are no derelict sites and a limited number of vacant buildings within the curtilage of the site.</p> <p>Development would have short term adverse effects on soil. Possible soil contamination during construction.</p>	Site Visit Proposed LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that some components of the site will be commenced within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is generally flat to the north of Union Street and begins to slope towards the south in the direction of Bon Accord Terrace Gardens.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					from passive solar gain and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	+	Access to development would need to be delivered to the satisfaction of the Council as Roads Authority.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with an extensive number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding	Landscape	The site has numerous established architectural components given its extensive area. The established character is of granite buildings developed from circa 1800 onwards interspersed with a number of more contemporary large-scale additions such as the Silver Fin and Capitol. These additions have substantially increased the vertical scale of the site-built form.	Visual Impact Assessments Site Visit	+	Careful consideration of scale and design in combination with a strong landscaping plan to adequately accommodate the proposed development within its established urban setting.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
area?						
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There site is situated in the Union Street conservation area and contains numerous A, B and C listed buildings and . Development should be considerate of and enhance the cultural heritage of the area through regeneration.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.	+	Careful design and siting to limit/ avoid significant impacts.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
historic battlefields, world heritage sites or their setting?			Canmore Database			
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development will provide an additional choice; mix of residential tenures, office, business and leisure opportunities.	Site Proposal / Masterplan / Development Framework Proposed LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP92 – St. Peter’s Nursery

Residential 0.09ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-	+
Can the option connect to the public foul sewer?		Connections within and adjacent to site.	GIS Scottish Water Layer	0	N/A	0	
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Areas of the site suitable for bat habitat.</p> <p>Some tree loss required to facilitate development.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Replacement tree planting required to mitigate loss of on site trees.</p>	<p>+</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential development on the site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle</p>	<p>- +</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		community, recreation, leisure and employment facilities. There are no facilities within 400 metres of the site. There are no significant employment opportunities in close proximity.	lanes/facilities		dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP	+	Measures should be in place to ensure that possible contamination	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			Allocations		from construction will be properly remediated and not affect the quality of the soil.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is flat and well sheltered.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	0	Careful setting, design and landscaping to ensure landscape 'fit'.	+
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0	
<p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 							
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Site is within the Old Aberdeen conservation area and without careful consideration could impact negatively on cultural heritage. However, site is currently overgrown and derelict, so proposals have the potential to improve its visual aspect considerably.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	+	Development must respect the character of the conservation area as per the Historic Environment policies in the LDP and national legislation.	+

OP93 – Former Summerhill Academy

Residential 3.3ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>The Springhill Burn culvert runs north-south along the sites eastern boundary and subsequently in flows into the Denburn.</p> <p>Development would likely result in increased surface water run-off through provision of further hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.scotland.gov.uk/Topics/Environment/Planning/Planning-Applications/Planning-Applications-FAQs</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster Aerial Photos</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p> <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections adjacent to site.	GIS Scottish Water Layer	0	N/A	0
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	Some small pockets of low and medium risk surface water flooding identified within the site.	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>There are some existing clusters of trees spread over the site, especially in the south west corner, and along the south and east boundaries of the site which would be lost as a result of the proposals.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Replacement planting required to mitigate tree loss as per LDP Policy.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>+</p>
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The proposal will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and employment facilities. There are facilities within 400 metres of the site and there are</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>- +</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		significant employment opportunities in close proximity.			least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School	Population and human health or	The site would fall within the catchment area of Fernielea Primary School and Hazlehead Academy, both of which are	GIS Layer for School	-	Developer contributions may be required as appropriate	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Catchment Area/ Primary school catchment area. Health provision.	material assets	running at capacity.	Catchments Aberdeen School Roll Capacity		to mitigate deficiencies in education capacity.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	+	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site identified as being contaminated.	GIS Layers for contamination, Historic Land- use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is relatively flat, south facing and well sheltered.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+

[Landscape Designated Sites](#)

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	0	Careful setting, design and landscaping to ensure landscape 'fit'.	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan /	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Planning Policy – Planning for Zero Waste?			Development Framework		per Policy R5.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	100% affordable housing.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP94 – Tillydrone Primary School

Residential 2.11ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Connections within and adjacent to site.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	<p>Water, Climatic Factors and Human Health</p>	<p>Areas of low, medium and high risk surface water flooding within site boundary as identified via SEPA Flood Risk Maps.</p>	<p>GIS Layers for Flood Risk</p>	<p>-</p>	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>	<p>+</p>
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Site associated with bat habitat/activity (wooded features and woods near water).</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p> <p>+</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	<p>+</p>	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath / cycle path connections to community, recreation, leisure and employment facilities. There are facilities</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>+</p>	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		within 800 metres of the site (Hayton Neighbourhood Centre). There are significant employment opportunities within 1.6 kilometres of the site (Altens/ Tullos).			least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School	Population and human health or	St. Machar Academy and Riverbank Primary catchments. Both institutions are currently capacity. Riverbank Primary will	GIS Layer for School	-	Developer contributions may be required as appropriate	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Catchment Area/ Primary school catchment area. Health provision.	material assets	be over capacity in 2019.	Catchments Aberdeen School Roll Capacity		to mitigate deficiencies in education capacity.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	+	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re- use of soil in local area.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is flat and relatively well sheltered.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the</p>	Landscape	Proposal set within an established suburban residential context. Expected that the development (residential) will fit sympathetically into this context given that it represents a continuation of an established surrounding use.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network	0	Careful setting, design and landscaping to ensure landscape 'fit'.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?			Site Visit			
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan)	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and	Population	Proposal will bring about a new school which will benefit the community.	Site Proposal / Masterplan / Development	+	Developer contributions may be required as appropriate for environmental	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
safety.			Framework Existing LDP Allocation		improvements.	

OP95 – Station Gateway: City Centre Masterplan Intervention Area

City Centre Retail Core, Mixed Use and Land for Transport 4.0ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>The Denburn runs culverted under the subject site until it meets the River Dee. Development could result in increased surface water run-off through provision of hardstanding/soil compaction, therefore there is some potential for ground-based contaminants to enter the drainage system and flow to discharge points.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA.	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?			Maps		Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections nearby.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	There are no wetlands of boggy areas on the site.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The central section of the site is identified as low to high surface water flooding as per SEPA Flood Risk Maps.	GIS Layers for Flood Risk	-	Flood Risk and Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>NESBReC data indicates that LNCS: 67 Inverness/Kittybrewster Railway Line runs through the site.</p> <p>There will be opportunities to improve planting and the creation of greenspace through regeneration of the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Birds; full survey required for buildings affected by development, with additional surveys required if presence established</p> <p>Bats; Preliminary Roost Assessments required for all buildings affected by development, with additional surveys required if roosts are found</p> <p>Lighting; Lighting impact assessment with appropriate mitigation required for all developments</p> <p>Invasive Non-Native Species (INNS): Full survey required for all development and management plans required if presence of</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					INNS established	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<p>What is the site's overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of a mix of uses on site will lead to increased energy-use and consumption, transport movement and waste.</p> <p>The site is accessible by all forms of travel and the surrounding network is well placed to accommodate the level of anticipated trips associated with the proposed use.</p> <p>There is good potential for future residents</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		<p>to travel to work on foot, bicycle (using established core paths and available storage) or by public transport.</p> <p>The site is situated at the heart of the city centre and is well served by bus corridors with frequent services travelling to destinations across the City and Region.</p>			<p>least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>The site is bounded to the east by the Market Street/Union Street/Castle Street/King Street AQMA. The site is bounded to the north by the Victoria Street/Trinity Quay/Guild Street AQMA.</p> <p>Development is unlikely to have a significant impact on air quality given it would be regeneration of existing development and therefore subject to current emissions standards. However, increase in development will result in slightly negative and transient environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	<p>-</p>	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	<p>+</p>
<p>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Development should not result in a loss of Urban Green Space. There may be opportunities for improved soft landscaping through the regeneration process and increase connectivity and quality of the Green Space Network.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Sufficient open space provision/ upgrades to existing provision will be required as per Policy NE2 in the LDP.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development would give rise to opportunities for connections to the Urban Green Space network in this part of the city centre.	City Centre Masterplan Proposed LDP Allocation	+	Provision of new green spaces within the site as part of the development.	+
Soils						
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	The site comprises existing and occupied development with redevelopment potential. It is not considered brownfield as there are a limited number of vacant buildings within the curtilage of the site. Development would have short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Proposed LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints						
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is possible that some components of the site will be commenced within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is densely developed with medium to large scale buildings and a compact urban fabric.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues given it is well connected to the City Centre's existing road network.	Aerial Map Site Visit	+	Access to development would need to be delivered to the satisfaction of the Council as Roads Authority.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is excellent relative to existing facilities with an extensive number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+

[Landscape Designated Sites](#)

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>The established character of the site is split between the northern and southern components. The Northern component is dominated by the established Trinity Centre and the southerly component comprises Aberdeen Train Station.</p>	<p>Visual Impact Assessments</p> <p>Site Visit</p>	+	<p>Careful consideration of scale and design in combination with a strong landscaping plan to adequately accommodate the proposed development within its established urban setting.</p>	+
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, including architectural and archaeological heritage (and links with landscape)	The site is within the Union Street conservation area and includes both A and B listed buildings.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	+	Careful design and siting to limit/ avoid significant impacts.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development will provide an additional choice; mix of residential tenures, office, business and leisure opportunities.	Site Proposal / Masterplan / Development Framework Proposed LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP96 – Castlegate and Castlehill: City Centre Masterplan Intervention Area

City Centre Retail Core, Mixed Use and Residential 2.6ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>There are no water courses run through the site. Development could result in increased surface water run-off through provision of hardstanding/soil compaction, therefore there is some potential for ground-based contaminants to enter the drainage system and flow to discharge points.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
large-scale abstraction or allow the de-culverting of a watercourse?					Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections nearby.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	There are no wetlands of boggy areas on the site.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	SEPA Flood Risk Maps indicate no potential for flooding on the subject site.	GIS Layers for Flood Risk	+	Flood Risk and Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>There are no designated sites within the site boundary but the LNCS: 67 Inverness/Kittybrewster Railway Line is within the NESBReC assessment buffer. NESBReC records of sightings of protected species.</p> <p>There will be opportunities to improve planting and the creation of greenspace through regeneration of the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Birds; full survey required for buildings affected by development, with additional surveys required if presence established</p> <p>Bats; Preliminary Roost Assessments required for all buildings affected by development, with additional surveys required if roosts are found</p> <p>Lighting; Lighting impact assessment with appropriate mitigation required for all developments</p> <p>Invasive Non-Native Species (INNS): Full survey required for all development and management plans required if presence of INNS established</p>	<p>-</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Reduce vulnerability to the effects of climate change. 						
<p>What is the site's overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of a mix of uses on site will lead to increased energy-use and consumption, transport movement and waste.</p> <p>The site is accessible by all forms of travel and the surrounding network is well placed to accommodate the level of anticipated trips associated with the proposed use. There is good potential for future residents to travel to work on foot, bicycle (using established core paths and available storage) or by public transport.</p> <p>The site is situated at the heart of the city centre and is well served by bus corridors with frequent services travelling to destinations across the City and Region.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>+</p>
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>The site is bounded to the west by the Market Street/Union Street/Castle Street/King Street AQMA. Development is unlikely to have a significant impact on air quality given it would be regeneration of existing development and therefore subject to current emissions standards. However, increase in development will result in slightly negative and transient environmental impacts during and post</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	<p>-</p>	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		construction.			against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Development should not result in a loss of Urban Green Space. There may be opportunities for improved soft landscaping through the regeneration process and increase connectivity and quality of the Green Space Network.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Sufficient open space provision/ upgrades to existing provision will be required as per Policy NE2 in the LDP.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development would give rise to opportunities for connections to the Urban Green Space network in this part of the city centre.	City Centre Masterplan Proposed LDP Allocation	+	Provision of new green spaces within the site as part of the development.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	The site comprises existing and occupied development with redevelopment potential. It is not considered brownfield as there are a limited number of vacant buildings within the curtilage of the site.	Site Visit Proposed LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		Development would have short term adverse effects on soil. Possible soil contamination during construction.			quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is possible that some components of the site will be commenced within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site has a generally flat topography and slopes gently to the south west.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues given it is well connected to the City Centre's existing road network.	Aerial Map Site Visit	+	Access to development would need to be delivered to the satisfaction of the Council as Roads Authority.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is excellent relative to existing facilities with an extensive number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The established character of the site is split between the western and eastern components. The Western component is open and facilitates pedestrian movement and moving west the development becomes more concentrated and compact.	Visual Impact Assessments Site Visit	+	Careful consideration of scale and design in combination with a strong landscaping plan to adequately accommodate the proposed development within its established urban setting.	+
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, including architectural and archaeological heritage (and links with landscape)	The site contains numerous A, B and C listed buildings and is located within the Union Street Conservation Area.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	+	Careful design and siting to limit/ avoid significant impacts.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development will provide an additional choice; mix of residential tenures, office, business and leisure opportunities.	Site Proposal / Masterplan / Development Framework Proposed LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP97 – Victoria Road Primary School

Residential/ Mixed Use 0.67ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	- +
<p>Can the option connect to the public foul sewer?</p>		<p>Connections adjacent to site.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>All trees within site are covered by a TPO. Site suitable for bat habitat.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to existing trees within site. Policy NE5 seeks to protect against unnecessary tree loss.</p>	-	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The proposal will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		employment facilities. There are facilities within 600 metres of the site (George Street Neighbourhood Centre).	lanes/facilities		dioxide emissions by at least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/	Population and human health or material assets	Currently adequate capacity in Tullos Primary and Torry Academy.	GIS Layer for School Catchments	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Primary school catchment area. Health provision.			Aberdeen School Roll Capacity			
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.	- +
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is north facing and well sheltered.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					from passive solar gain and shelter from winds, as per the LDP.	
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding	Landscape	Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	0	Careful setting, design and landscaping to ensure landscape 'fit'.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
area?						
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan)	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<u>Population</u> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP98 – VSA Gallowgate

Residential/ Mixed Use 0.08ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	- +
<p>Can the option connect to the public foul sewer?</p>		<p>Connections within and adjacent to site.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p><i>Areas of the site suitable for bat habitat.</i></p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Policy NE3 protects designated species and their habitats from the effects of new development.</p>	-	+
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p><i>The provision new uses on site will lead to increase of energy-use and consumption, transport movement and waste.</i></p> <p><i>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and</i></p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		employment facilities. There are facilities within close proximity to the site (Aberdeen City Centre). There are significant employment opportunities in close proximity (Aberdeen City Centre).	lanes/facilities		dioxide emissions by at least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
pylons, underground gas pipelines etc.			GIS Layers for gas networks, gas pipelines Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is flat and well sheltered.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape	Landscape	Proposal set within an established urban mixed-use context. The proposal would fit sympathetically into this context given that it represents a continuation of an	Landscape Character Assessment	0	Careful setting, design and landscaping to ensure landscape 'fit'.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		established mix-of uses.	Existing LDP allocations for Greenbelt and Green Space Network Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Re-use of a number of buildings and structures on site.	Site Visit Site Proposal / Masterplan / Development Framework	+	N/A	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p>Cultural Heritage</p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	VSA is a category C listed building, and is situated next to St Margret of Scotland Episcopal Church, which is a category B listed building. Opposite the VSA is 111 Gallowgate, which is also a category C listed building. Development has the potential to bring the VSA back into use with sensitive and high quality design, but may also have a negative effect on the site and setting of these other heritage assets.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	+	Development will be required to respect and preserve the listed buildings on site as per LDP Policy and national legislation.	+
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Potentially 25% affordable housing and/ or employment opportunities.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP99 – The Waterfront, Torry

Mixed Use 6.6ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>The site lies adjacent to the River Dee ('good condition' status at this section in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of further hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.scotland.gov.uk/Topics/Environment/Climate-Change/Climate-Change-Adaptation/Adaptation-Plans/Scotland-River-Basin-Management-Plan</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	<p style="text-align: center;">- +</p>
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this</p>	<p style="text-align: center;">- +</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
allow the de-culverting of a watercourse?					Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections within and adjacent to site.	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Development is close to areas at risk of coastal and river flooding and may be vulnerable to effects of changes in climate. A small part of the site falls within the 0.5% annual risk of fluvial/coastal flooding. There is a history of flooding from the River Dee.	GIS Layers for Flood Risk	-	Drainage Impact and Flood Risk Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	- +
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>The River Dee SAC and LNCS to the immediate north of the site. Parts of the site and surrounding area are associated with bat habitat/ activity.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Policy NE3 seeks to protect protected species and their habitats as well as sites of natural heritage value from the impacts of development.</p>	<p>-</p>	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of a mix of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available in close proximity to the site. Good range of available footpath/cycle path connections to community, recreation, leisure and</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		employment facilities. There are facilities within 400 metres of the site (Torry Town Centre). There are significant employment opportunities in close proximity (Tullos)			least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					quality of the soil.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site identified as being contaminated.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	As above.	- +
Deliverability/Sustainability Constraints						
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is flat and exposed.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities -	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Road network capable of accommodating traffic generated?					Council as Roads Authority.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	0	Careful setting, design and landscaping to ensure landscape 'fit'.	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management	Material Assets and Human	Waste from the development would be directed to the local Material Energy	Existing LDP allocations for	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
site and could therefore compromise the waste handling operation?	Health	Recycling Facility.	Waste Facilities			
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Employment opportunities.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP100 – North Dee: City Centre Masterplan Intervention Area

Business Zone, Mixed Use, Urban Green Space Network and Land for Transport 12.7ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>There are no water courses running through the site however it is bounded to the south by the River Dee. Development could result in increased surface water run-off through provision of hardstanding/soil compaction, therefore there is some potential for ground-based contaminants to enter the drainage system and flow to discharge points.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	<p>-</p>	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>	<p>-</p>	<p>+</p>
<p>Could the option have a direct impact on the water environment (for example result in the need for</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology</p>	<p>-</p>	<p>Scottish Water have confirmed that the levels of development proposed by the</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?			Maps		Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections nearby.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	There are no wetland or boggy areas on site. The site is developed with a well-established urban fabric.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	A considerable proportion of the North Western section of the site are identified as low to high surface water flooding as per SEPA Flood Risk Maps.	GIS Layers for Flood Risk	-	Flood Risk and Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>The site is bounded to the south by the River Dee Special Area of Conservation and LNCS: 8: River Dee Corridor. This section of the Dee Corridor is highly modified but NESBReC data has recorded sightings of numerous protected species. A HRA would be required for any future development proposal on the site.</p> <p>There will be opportunities to improve planting and the creation of greenspace through regeneration of the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Otter; Otter survey required for all development with additional surveys and mitigation required if presence is established</p> <p>Badger; Badger survey required for all development with additional surveys and mitigation required if presence is established</p> <p>Invasive Non-Native Species (INNS): Full survey required for all development and management plans required if presence of INNS established</p> <p>Birds; full survey required with additional surveys required if presence established</p> <p>Bats; Preliminary Roost Assessments</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					<p>required for all buildings and trees affected by development, with additional surveys required if roosts are found</p> <p>Lighting; Lighting impact assessments with appropriate mitigation required for all developments</p> <p>An HRA will be required for all developments</p> <p>Opportunities for green/blue infrastructure and biodiversity enhancement must be considered for all developments</p>	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<p>What is the site's overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of additional specialist employment development on site will lead to increased energy-use and consumption, transport movement and waste.</p> <p>The site is accessible by all forms of travel and the surrounding network is well placed</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		<p>to accommodate the level of anticipated trips associated with the proposed use. There is good potential for future residents to travel to work on foot, bicycle (using established core paths) or by public transport.</p> <p>To the north of the site is Aberdeen station and Union Square. Both of which are well served by bus corridors with frequent services travelling to destinations across the City and Region.</p>	cycle lanes/facilities		<p>the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	Air	<p>The east of the site is bounded by the Market Street/Union Street/Castle Street/King Street AQMA. Development is unlikely to have a significant impact on air quality given it would be regeneration of existing development and therefore subject to current emissions standards. However, increase in development will result in slightly negative and transient environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	-	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	+
<p>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Development would not result in a loss of Urban Green Space as there is no Urban Green Space located within its curtilage. There may be opportunities for improved soft landscaping through the regeneration process.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Sufficient open space provision/ upgrades to existing provision will be required as per Policy NE2 in the LDP.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development would give rise to opportunities for connections to the Urban Green Space network in this part of the city centre.	City Centre Masterplan Proposed LDP Allocation	+	Provision of new green spaces within the site as part of the development.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	<p>The site comprises existing and occupied development with redevelopment potential. It is not considered brownfield as there are no derelict sites and a limited number of vacant buildings within the curtilage of the site.</p> <p>Development would have short term adverse effects on soil. Possible soil contamination during construction.</p>	Site Visit Proposed LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is unlikely that some components of the site will be commenced within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is generally flat and benefits from considerable solar gain due to it having no development along its eastern and southern boundaries.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues given it is well connected to the City Centre's existing road network.	Aerial Map Site Visit	+	Access to development would need to be delivered to the satisfaction of the Council as Roads Authority.	+
Is the site close to a range	Climatic factors	Location is good relative to existing	GIS Layer for	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
of facilities? Can these be accessed by public transport?	and human health	facilities with an extensive number of transport options at present.	bus stops/bus routes Check distance to local facilities			
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site has numerous established architectural components given its extensive area. The established character is of low rise industrial and commercial buildings with a number of more contemporary large-scale additions such as Consort House. These additions have increased the vertical scale of the site-built form.	Visual Impact Assessments Site Visit	+	Careful consideration of scale and design in combination with a strong landscaping plan to adequately accommodate the proposed development within its established urban setting.	+
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p><u>Cultural Heritage</u></p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There site contains a moderate number of B and C listed buildings. Development should be considerate of and enhance the cultural heritage of the area through regeneration.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	+	Careful design and siting to limit/ avoid significant impacts.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development will provide an additional choice; mix of residential tenures, office, business and leisure opportunities.	Site Proposal / Masterplan / Development Framework Proposed LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP101 – Woodside Congregational Church

Residential 0.07ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	- +
Can the option connect to the public foul sewer?	Water	Connections available/ in place.	GIS Scottish Water Layer	0	N/A	0
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of a single or mix of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and employment facilities. There are facilities within 400 metres of the site.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	0	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	+
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	-	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative</p>	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					impact on air quality.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is brownfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Existing LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.	- +
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is flat and well sheltered.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds,	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					as per the LDP.	
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	0	Careful setting, design and landscaping to ensure landscape 'fit'.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Employment opportunities.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

OP102 – George Street/Crooked Lane

Retail 0.96ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation		
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 								
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	<p>Water</p>	<p>The Denburn is located west of the site. Development has potential to release of waterborne pollution into the Denburn during construction.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="background-color: #ffc000;">-</td> <td style="background-color: #92d050;">+</td> </tr> </table>	-	+
-	+							
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic</p>	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="background-color: #ffc000;">-</td> <td style="background-color: #92d050;">+</td> </tr> </table>	-	+
-	+							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
crossings or a large-scale abstraction or allow the de-culverting of a watercourse?					Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections already in place.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections already in place.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding	Water, Climatic Factors and Human Health	Chance of flooding and surface water flooding to the north of the site. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk City Centre Masterplan	-	Drainage Impact and Flood Risk Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
problems in the area?							
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>Site includes potential bat habitats which could be affected.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	0	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Policy NE3 seeks to protect deignated species and their habitats from the impacts of new development.</p>	-	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The intensification of uses on site for residential and mixed-use purposes will lead to increase of energy-use and consumption, and waste.</p> <p>Site is within 400m of a bus stop and local facilities. It is within the city centre and is very accessible.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>City Centre Masterplan</p>	+	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Refurbished buildings will be encouraged to take measures to be energy efficient.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	+	
<p><u>Air Quality</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	City Centre Masterplan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on brownfield land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit City Centre Masterplan	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Some contamination to the north and northeast of the site.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	- +
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						
<p>Will the site be delivered within the LDP timeframe?</p> <p>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p>	Material assets	Development will be delivered within the LDP timeframe.	<p>City Centre Masterplan</p> <p>GIS Layers for gas networks, gas pipelines,</p> <p>Site Visit</p>	+	N/A	+
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Site has adequate vehicular access.	City Centre Masterplan	+	N/A	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within the city centre and has various facilities and employment opportunities.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	++	N/A	++
<p><u>Landscape Designated Sites</u></p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u>	Landscape	Site is within an urban area.	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for</p>	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?			Greenbelt and Green Space Network Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development includes provision mixed uses on a brownfield site which is already well-connected to suitable infrastructure (social, transport, water-delivery, sewerage, energy, tele-communication).	City Centre Masterplan Site Visit	+	LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities City Centre Masterplan	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) City Centre Masterplan	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p>Cultural Heritage</p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Site has a single listed buildings/features (C listed).	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect and preserve the listed buildings on site as per LDP Policy and national legislation.	- +
To what extent will the proposal result in the opportunity to enhance or improve access to the historic	Cultural heritage, incl architectural and archaeological heritage and links with	Development will improve access to the listed buildings, in particular those that have been empty for several years.	City Centre Masterplan	+	Consultation with the Development Management design consultee will ensure high standard of design and	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
environment?	landscape				conservation is upheld.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will fulfil part of the City Centre Masterplan and it will bring environmental improvements which would benefit the whole City. Proposal will also introduce new amenities which will boost the social and economic wellbeing of Aberdeen.	City Centre Masterplan	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	++

OP106 – Torry Waterfront: City Centre Masterplan Intervention Area

Mixed Use, Urban Green Space and Green Space Network 5.0ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>There are no water courses running through the site however it is bounded to the north by the River Dee. Development could result in increased surface water run-off through provision of hardstanding/soil compaction, therefore there is some potential for ground-based contaminants to enter the drainage system and flow to discharge points.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA.	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for</p>		<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology</p>	-	Scottish Water have confirmed that the levels of development proposed by the	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?			Maps		Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections nearby.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	There northern boundary of the site is part of the River Dee's riparian corridor. The site is developed with a well-established urban fabric.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	A section of South Esplanade West is identified as low to high surface water flooding as per SEPA Flood Risk Maps.	GIS Layers for Flood Risk	-	Flood Risk and Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>The site is bounded to the north by the River Dee Special Area of Conservation and LNCS: 8: River Dee Corridor. This section of the Dee Corridor is highly modified but NESBReC data has recorded sightings of numerous protected species. A HRA would be required for any future development proposal on the site.</p> <p>There will be opportunities to improve planting and the creation of greenspace through regeneration of the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Otter; Otter survey required for all development with additional surveys and mitigation required if presence is established</p> <p>Badger; Badger survey required for all development with additional surveys and mitigation required if presence is established</p> <p>Invasive Non-Native Species (INNS): Full survey required for all development and management plans required if presence of INNS established</p> <p>Birds; full survey required with additional surveys required if presence established</p> <p>Bats; Preliminary Roost Assessments required for all buildings and trees</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					<p>affected by development, with additional surveys required if roosts are found</p> <p>Lighting; Lighting impact assessments with appropriate mitigation required for all developments</p> <p>An HRA will be required for all developments</p> <p>Opportunities for green/blue infrastructure and biodiversity enhancement must be considered for all developments</p>	
<p><u>Climate Change Mitigation</u></p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site's overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of a mix of uses on site will lead to increased energy-use and consumption, transport movement and waste.</p> <p>The site is accessible by all forms of travel and the surrounding network is well placed to accommodate the level of anticipated trips associated with the proposed use.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		<p>There is good potential for future residents to travel to work on foot, bicycle (using established core paths and available storage) or by public transport.</p> <p>The site is south of the city centre and is within 1km walking distance of Aberdeen station and Union Square. Both of which are well served by bus corridors with frequent services travelling to destinations across the City and Region.</p>			<p>least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>The east of the site is bounded by the Market Street/Union Street/Castle Street/King Street AQMA. Development is unlikely to have a significant impact on air quality given it would be regeneration of existing development and therefore subject to current emissions standards. However, increase in development will result in slightly negative and transient environmental impacts during and post construction.</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	-	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	+
<p>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
To what extent will the proposal affect the quality		<p>Development should not result in a loss of Urban Green Space. The western section</p>	<p>GIS Layer on Green Space</p>	-	<p>Sufficient open space provision/ upgrades to</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		of the site which bounds the Dee comprises Green Space Network which should remain unfragmented. There may be opportunities for improved soft landscaping through the regeneration process and increase connectivity and quality of the Green Space Network.	Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network		existing provision will be required as per Policy NE2 in the LDP.	
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development would give rise to opportunities for connections to the Urban Green Space network in this part of the city centre.	City Centre Masterplan Proposed LDP Allocation	+	Provision of new green spaces within the site as part of the development.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	The site comprises existing and occupied development with redevelopment potential. It is not considered brownfield as there are a limited number of vacant buildings within the curtilage of the site. Development would have short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Proposed LDP Allocations	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered	Material assets	It is possible that some components of the site will be commenced within the LDP	Site Proposal / Masterplan /	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.		timeframe.	Development Framework GIS Layers for gas networks, gas pipelines Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is generally flat but slopes towards the north to the banks of the River Dee. It benefits from considerable solar gain due to it having no development along its northern boundary.	Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues given it is well connected to the City Centre's existing road network.	Aerial Map Site Visit	+	Access to development would need to be delivered to the satisfaction of the Council as Roads Authority.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with an extensive number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated	Landscape	The established character of the site is low	Visual Impact	+	Careful consideration	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		rise employment or industrial uses which dominate the footprint and it is bounded to the south by double storey residential development fronting onto Menzies Road.	Assessments Site Visit		of scale and design in combination with a strong landscaping plan to adequately accommodate the proposed development within its established urban setting.	
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Cultural Heritage</p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
<p>Will the option affect any archaeological sites, scheduled monuments, listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?</p>	<p>Cultural heritage, incl architectural and archaeological heritage (and links with landscape)</p>	<p>The site does not contain any listed buildings nor is it within a conservation area.</p>	<p>GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.</p> <p>Canmore Database</p>	<p>+</p>	<p>Careful design and siting to limit/ avoid significant impacts.</p>	<p>+</p>
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
<p>Promote economic growth, social inclusion, environmental improvement, health and safety.</p>	<p>Population</p>	<p>Development will provide an additional choice; mix of residential tenures, office, business and leisure opportunities.</p>	<p>Site Proposal / Masterplan / Development Framework</p> <p>Proposed LDP Allocation</p>	<p>+</p>	<p>Developer contributions may be required as appropriate for environmental improvements.</p>	<p>+</p>

OP110 – Heart of the City: City Centre Masterplan Intervention Area

City Centre Retail Core, Urban Green Space, Green Space Network, Existing Community Sites and Facilities and Mixed Use 5.4ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	<p>There are no water courses run through the site.</p> <p>Development could result in increased surface water run-off through provision of hardstanding/soil compaction, therefore there is some potential for ground-based contaminants to enter the drainage system and flow to discharge points.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p>	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA.	-	+
Could the option have a direct impact on the water environment (for example		All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish	OS Map GIS	-	Scottish Water have confirmed that the levels of development	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?		Water and SNH.	Hydrogeology Maps		proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	
Can the option connect to the public foul sewer?		Connections nearby.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	There are no wetlands of boggy areas on the site.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems	Water, Climatic Factors and Human Health	The central section of the site is identified as low to medium surface water flooding as per SEPA Flood Risk Maps.	GIS Layers for Flood Risk	-	Flood Risk and Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
in the area?						
<p><u>Biodiversity, Flora and Fauna</u></p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>There are no designated sites within or in close proximity to the subject site however there are NESBReC records of sightings of protected species.</p> <p>There will be opportunities to improve planting and the creation of greenspace through regeneration of the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Birds; full survey required for buildings affected by development, with additional surveys required if presence established</p> <p>Bats; Preliminary Roost Assessments required for all buildings affected by development, with additional surveys required if roosts are found</p> <p>Lighting; Lighting impact assessment with appropriate mitigation required for all developments</p> <p>Invasive Non-Native Species (INNS): Full survey required for all development and management plans required if presence of INNS established</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Climate Change Mitigation						
<ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site's overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of a mix of uses on site will lead to increased energy-use and consumption, transport movement and waste.</p> <p>The site is accessible by all forms of travel and the surrounding network is well placed to accommodate the level of anticipated trips associated with the proposed use. There is good potential for future residents to travel to work on foot, bicycle (using established core paths and available storage) or by public transport.</p> <p>The site is situated at the heart of the city centre and is well served by bus corridors with frequent services travelling to destinations across the City and Region.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>+</p>
Air Quality						
<ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>The site is bisected by the Market Street/Union Street/Castle Street/King Street AQMA. Development is unlikely to have a significant impact on air quality given it would be regeneration of existing development and therefore subject to current emissions standards. However,</p>	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</p>	<p>-</p>	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		increase in development will result in slightly negative and transient environmental impacts during and post construction.			transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Development should not result in a loss of Urban Green Space. The western section of the site comprises Green Space Network which should remain unfragmented and not be degraded. There may be opportunities for improved soft landscaping through the regeneration process and increase connectivity and quality of the Green Space Network.	GIS Layer on Green Space Network Aberdeen Open Space Audit Existing LDP allocations for Green Space Network	-	Sufficient open space provision/ upgrades to existing provision will be required as per Policy NE2 in the LDP.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development would give rise to opportunities for connections to the Urban Green Space network in this part of the city centre.	City Centre Masterplan Proposed LDP Allocation	+	Provision of new green spaces within the site as part of the development.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	The site comprises existing and occupied development with redevelopment potential. It is not considered brownfield as there are	Site Visit Proposed LDP	-	Measures should be in place to ensure that possible contamination	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		<p>a limited number of vacant buildings within the curtilage of the site.</p> <p>Development would have short term adverse effects on soil. Possible soil contamination during construction.</p>	Allocations		from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	
<p>Deliverability/Sustainability Constraints</p> <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
<p>Will the site be delivered within the LDP timeframe?</p> <p>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p>	Material assets	<p>It is possible that some components of the site will be commenced within the LDP timeframe.</p>	<p>Site Proposal / Masterplan / Development Framework</p> <p>GIS Layers for gas networks, gas pipelines</p> <p>Site Visit</p>	+	N/A	+
<p>Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?</p>	Climatic factors	<p>The site has a complex topography. The component to the north of Union Street is generally flat and the southern component slopes as it joins Market Street. The North component benefits from considerable solar gain due to it having no development along its western boundary.</p>	<p>Aerial Map</p> <p>Site Visit</p>	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
<p>Vehicular access constraints or opportunities -</p> <p>Road network capable of accommodating traffic</p>	Material assets and climatic factors?	<p>Unlikely to result in any significant road network/ accessibility issues given it is well connected to the City Centre's existing road network.</p>	<p>Aerial Map</p> <p>Site Visit</p>	+	Access to development would need to be delivered to the satisfaction of the Council as Roads	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
generated?					Authority.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is excellent relative to existing facilities with an extensive number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
<u>Landscape Designated Sites</u> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The established character of the site is split between the northern and southern components. The Northern component is features the Kirk of St Nicholas, an A listed building which is bounded by the contemporary addition of St Nicholas Mall. The southern component features mixture four storey buildings fronting onto Union Street and larger built forms, such as the Market which fronts onto Market Street.	Visual Impact Assessments Site Visit	+	Careful consideration of scale and design in combination with a strong landscaping plan to adequately accommodate the proposed development within its established urban setting.	+
<u>Material Assets</u> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
handling operation?						
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Cultural Heritage						
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, including architectural and archaeological heritage (and links with landscape)	The site contains numerous A, B and C listed buildings.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	+	Careful design and siting to limit/ avoid significant impacts.	+
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development will provide an additional choice; mix of residential tenures, office, business and leisure opportunities.	Site Proposal / Masterplan / Development Framework Proposed LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements.	+

OP116 – Froghall Terrace

Residential/ Student Accommodation 1.7ha

++	+	0	-	--
Significantly positive	positive	neutral	adverse	Significantly adverse

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><u>Water</u></p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH.</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	- +
<p>Can the option connect to the public foul sewer?</p>		<p>Connections within and adjacent to site.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	High, medium and low risk of surface water flooding identified within site (SEPA Flood Risk Map).	GIS Layers for Flood Risk	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of a residential/quasi-residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network is available adjacent to site. Good range of available footpath/cycle path connections to community, recreation, leisure and employment facilities. There are significant employment opportunities in close proximity (Aberdeen City Centre).</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<u>Air Quality</u> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	GIS Layers for Air Quality Management Areas Air Quality Action Plan	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	- +
<u>Service Infrastructure</u> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Sunnybank Primary School and St. Machar Academy catchments. Both establishments will be over capacity within the next three years.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	- +
<u>Soils</u> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield	Material Assets	Site is brownfield. Short term adverse	Site Visit	-	Measures should be in	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
or brownfield land?	and Soils	effects on soil. Possible soil contamination during construction.	Existing LDP Allocations		place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.	-	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site identified as being contaminated.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	As above.	-	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 							
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines Site Visit	+	N/A		+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is relatively flat and well sheltered.	Aerial Map Site Visit	0	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds,		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					as per the LDP.	
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Aerial Map Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is good relative to existing facilities with a number of transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Proposal set within an established urban mixed-use context. Expected that the proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	0	Careful setting, design and landscaping to ensure landscape 'fit'.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Site Proposal / Masterplan / Development Framework	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Provision of 25% affordable housing.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+