

Appendix 7 Strategic Environmental Assessment: Desirable Sites

- Appendix 7.1: Bridge of Don and Grandhome
- Appendix 7.2: Dyce, Bucksburn and Woodside
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- Appendix 7.6: Loirston and Cove
- Appendix 7.7: City Centre and Urban Areas

Appendix 7.1 Desirable Sites: Bridge of Don and Grandhome

OP1 – Murcar

OP2 – Cloverhill

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

OP45 - Berryhill

OP75 – Denmore Road

OP1 – Murcar

Land Release and Green Space Network 27.8ha

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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 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 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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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 result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	- +

Site assessment question (click on links embedded in the text 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
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 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.	+
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
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 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>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<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 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 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 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			
Soils 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
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 site, southwest facing.	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?	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.	+

Site assessment question (click on links embedded in the text 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.	+
Landscape Designated Sites 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	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
Material Assets 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 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 – Cloverhill

Residential & Green Space Network 24.8ha

++	+	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 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 contains and is to 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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. 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		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA. The development may allow for de-culverting of the Galashieburn.	OS Map GIS Hydrogeology Maps	-	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?		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 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	
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>Green Space Network runs east to west across the midsection of the site and from midway to the southern of the site along the western edge. 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>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>							
<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 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 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	+		+
Soils 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 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.	+
Landscape Designated Sites 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	Uses would not be harmful to the overall landscape setting in the area. Site was previously allocated as business and industrial land. There are existing employment zonings to the south, and further housing allocations.	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
Material Assets 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 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.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions will be required as appropriate for environmental improvements and affordable housing.	+

OP3 – Findlay Farm

Business & Industrial 16.4ha

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

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<p>Water</p> <p>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?)		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	The Silver Burn runs across part of the south west boundary	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.						

<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 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>-</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>+</p>
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</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	
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>Air Quality Limit or reduce the emissions of pollutants.</p>							
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 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 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 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.	+
Landscape Designated Sites 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	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
Material Assets 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 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 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	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.	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> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</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 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 biodiversity, flora and fauna interests identified.	<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	N/A	0
<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.</p>						
<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>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>	-	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
		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 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 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 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 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 Maintain and support landscape character and local distinctiveness.</p>						
<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 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 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	
Water 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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				
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.							
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>	+	
Air Quality 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 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 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 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	++
Landscape Designated Sites 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	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 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 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>Water</p> <p>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>							
<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>.</p> <p>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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	<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
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
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 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.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. Due regard must be given to the LNCS and SSSI when planning new developments to ensure habitat links are maintained and enhanced.	0	
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.							
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>	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	-	+

Site assessment question (click on links embedded in the text 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 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 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 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 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.	-
Landscape Designated Sites 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 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	+
Material Assets 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 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	
Water 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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			
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 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.	+
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>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>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>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<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. 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>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	
		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 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 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 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 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 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			
Cultural Heritage 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
Population 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	
Water 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	

Site assessment question (click on links embedded in the text 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
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.						
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> <i>Habitat connectivity, wildlife corridors</i> To what extent will the proposal affect protected species? – e.g. bats, otters, etc.	Bio flora and fauna	Land to the south and east of the application site forms part of the Scotstown Local Nature Conservation Site. NESBREC data found no record of protected species. Site is a potential bat habitat.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	+	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
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.						
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 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>	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 with Policies T2 and T3.	+
Air Quality Limit or reduce the emissions of pollutants.						
Could the option lead to	Air	Not likely to have a significant impact on	GIS Layers for Air Quality	-	New 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
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 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 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 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	++		++
Landscape Designated Sites 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	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 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 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>Water</p> <p>Promote sustainable use of water and mitigate the effects of floods and droughts.</p> <p>Ensure that the water quality and good ecological status of the water framework directive are maintained.</p> <p>Maintain water abstraction, run-off and recharge within carrying capacity.</p>							
<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/</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 allow the de-culverting of a watercourse?)</p>		<p>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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 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>Biodiversity, Flora and Fauna</p> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</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 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 are 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>There are areas of woodland that are included in the Ancient Woodland Inventory and listed in the Native Woodland Survey of Scotland.</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 Trees and Woodlands (Policy NE5) when planning new developments to ensure habitat links are maintained and enhanced and Trees and woodlands are protected</p>	<p>-</p>	<p>+</p>
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</p> <p>Reduce vulnerability to the effects of climate change.</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	
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>Air Quality Limit or reduce the emissions of pollutants.</p>							
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 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
		schools and 1no Academy				
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?		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
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 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
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 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.	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?	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	+

Site assessment question (click on links embedded in the text 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 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 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 proposal includes local shopping facilities and access to public transport. LDP Policy T2 encourages sustainable and active travel.	-	+
Landscape Designated Sites 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 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 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 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>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>Water</p> <p>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>							
<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>	-	<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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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?						
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.						
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> <i>Habitat connectivity, wildlife corridors</i> To what extent will the proposal affect protected species? – e.g. bats, otters, etc.	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>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	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.	+
Climate Change Mitigation 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	
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>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>	+	
Air Quality Limit or reduce the emissions of pollutants.							
Could the option lead to the designation of a	Air	Not likely to have a significant impact on air quality. However, increase in	GIS Layers for Air Quality	-	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
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.	
<p>Service Infrastructure 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.	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).	+
Soils 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 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 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 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 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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 possible.	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>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> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</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 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>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.</p>						
<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 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 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	Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025. Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025.	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?		The proposal would result in the loss of a small unused area of 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 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 of the site would result in the development of a small section of the GSN in this location.	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
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 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 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 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 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> <p>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>							
<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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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			
<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 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.	+
<p>Biodiversity, Flora and Fauna</p> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</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 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>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.</p>							
<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 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 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 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 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>	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies.	-
<p>Landscape Designated Sites</p> <p>Maintain and support landscape character and local distinctiveness.</p>						
<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>	-	Retain and enhance setting through careful design and landscaping to limit 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
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 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>Water</p> <p>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>							
<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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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	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.	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.	-	+
<p>Biodiversity, Flora and Fauna</p> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</p>							
<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	Bats have been recorded on site. Other locally designated species are: Grey Partridge, Red-backed Shrike, Kestrel.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	0	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. Opportunities for habitat enhancements/ green spaces/	+	

Site assessment question (click on links embedded in the text 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 Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<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.	
Air Quality 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 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 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 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 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 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.	+

OP45 – Berryhill

Business & Industrial and Green Space Network 43.6ha

++	+	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
Water 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 contains and is to 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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. 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		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	OS Map GIS Hydrogeology Maps	-	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?		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 open watercourse of the Glashieburn flows west to east across the site. SEPA flood maps indicate river and surface water flooding along the burn, plus 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 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	
<p>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>							
<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 east to west across the midsection of the site. 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>-</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>+</p>	
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>							
<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>-</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>	<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	
		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 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 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
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 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 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	+	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	Predominantly flat, south facing and exposed.	Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Roads would have to be constructed for this development. Access road has been completed via OP1.	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 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.	+
Landscape Designated Sites Maintain and support landscape character and local distinctiveness.						
Non-designated landscape features and key landscape interests Does the proposal ensure	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	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
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?			GREEN SPACE NETWORK Site Visit			
Material Assets 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 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	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.	+

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	
Water 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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?		Brownfield site. No known constraints to infrastructural capacity.	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
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
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 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.	+
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 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> <p>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)?	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.		
Air Quality 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 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.	+
Soils 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 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 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
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 7.2 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
Water 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	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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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 result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?		Possibility of release of waterborne pollution into the River Don during construction. New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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?		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>Biodiversity, Flora and Fauna</p> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</p>						
<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>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	
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 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>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 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 must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. 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
					will help mitigate against any negative impact on air quality.	
Service Infrastructure 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 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 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 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 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
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>Water</p> <p>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>							
<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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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
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.						
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 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 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 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 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 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
Population 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>Water</p> <p>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>							
<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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</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 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>
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</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	
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>	-	+
Air Quality 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 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	Stoneywood Primary School has sufficient capacity. Bucksburn Academy currently has capacity however it is going to be overcapacity from 2020 onwards. There is a medical practice within 800m of the site.	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?		Green Space Network adjacent to the Bucks Burn may be affected by 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. Opportunities for habitat enhancements/ green spaces/ corridors.	- +
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.	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.	+

Site assessment question (click on links embedded in the text 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 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 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			
Landscape Designated Sites 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 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. 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.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	+	N/A	+
Material Assets 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 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.	+

Site assessment question (click on links embedded in the text 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 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	
<p>Water</p> <p>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?)	Water	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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			
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>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> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>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: <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>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 Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<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>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>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
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 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 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 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 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 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 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>Water</p> <p>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>							
<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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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 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	
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>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>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>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<h3>Climate Change Mitigation</h3> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>							
<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>
<h3>Air Quality</h3> <p>Limit or reduce the emissions of pollutants.</p>							
<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 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 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 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	-		-
Landscape Designated Sites 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 southwestern corner of the site. 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.	- +

Site assessment question (click on links embedded in the text 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 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 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 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	
Water 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	<p style="color: purple;">Possibility of release of waterborne pollution during construction into the Green Burn which runs through the site.</p> <p>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</p>	OS Map GIS Hydrogeology Maps	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. There will be policy requirements for all new development to install water-saving technologies to assess potential development proposals (Policy R6).	-	+
Can the option connect to the public foul sewer?		<p style="color: purple;">Yes, connections are possible and available.</p>	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
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.	+
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.						
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>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>							
<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>Air Quality Limit or reduce the emissions of pollutants.</p>							
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 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 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 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	++
Landscape Designated Sites 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 Minimise waste.</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>
<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 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 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>Water</p> <p>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>							
<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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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?		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
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	Gough Burn and other small watercourses cross 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 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 inventory and Native Woodland Survey of Scotland, giving it the highest level of protection under the Control of Woodland Removal Policy (COWRP). 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) and Trees and Woodlands (Policy NE5) when planning new developments to ensure habitat links are maintained and enhanced and Trees and woodlands are</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	
<p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>							
<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>Air Quality Limit or reduce the emissions of pollutants.</p>							
<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 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 has capacity at present but will be overcapacity from 2020 onwards. Bucksburn Academy has capacity at present but will be overcapacity from 2021 onwards.	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 running through the site along the Gough Burn and the additional pockets of green space dotted around 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		Possible impact on Core Paths running along the Gough Burn and centrally through 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	-

Site assessment question (click on links embedded in the text 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	++
Soils 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 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 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 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 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
Population 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.	+

++	+	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> <p>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>							
<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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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
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 Gough Burn runs along part of the northern boundary.	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	<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> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>							
<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 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 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
Soils 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.	-
Deliverability/Sustainability Constraints 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	<p>Development is expected to commence within the LDP timeframe.</p>	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	<p>Fairly large site that is mostly east/west facing. It forms part of a valley and therefore has some undulations.</p>	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 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			
Material Assets 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 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)	<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>	-	Development will be required to respect/protect any features with significant historical importance as per the Historic Environment Policy and national legislation.	+
<p>Population Promote economic growth, social inclusion, environmental improvement, health and safety.</p>						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing to meet local needs.	<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.	+

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>Water</p> <p>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>							
<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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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 and available.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	
<p>Does the option avoid impact on Groundwater</p>	<p>Water and Biodiversity,</p>	<p>Poor drainage around field drain/burn running west to east in the norther section</p>	<p>OS Map GIS</p>	-	<p>Careful design and siting of development</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
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 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>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.</p>						
<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 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 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 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 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.	
Landscape Designated Sites 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 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.	- +
Material Assets 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 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
Population 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	
Water 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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			
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 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.	+
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>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>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 Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<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 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>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	
		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 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 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 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 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 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 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 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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> <p>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>							
<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 is 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 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 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 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 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 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 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 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 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>Water</p> <p>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?	Water	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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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 result in the need for watercourse crossings or a		. New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA. Development will not promote	OS Map GIS Hydrogeology Maps	-	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?		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	
<p>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>							
<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>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.</p> <p>Greenfield site which is likely to have existing habitats.</p> <p>Green Space Network Designation covers most of the northern part of the site, and a central strip.</p> <p>Site is a potential bat habitat.</p> <p>Includes area of woodlands that are on the Ancient Woodland Inventory which create important habitat networks for species movement along the Don corridor.</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) 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>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate</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 within 400m and local</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</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	
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>		
Air Quality 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 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 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 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 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 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 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.	+
Population 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>Water</p> <p>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>							
<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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate. Proposal includes associated landscaping.	+	
<p>Climate Change Mitigation</p> <p>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)?	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> <p>Limit or reduce the emissions of pollutants.</p>							
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	-	+	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
			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 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 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
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 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 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 7.3 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>Water</p> <p>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>							
<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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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 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 mitigation	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>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.</p>							
<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.		
Air Quality 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 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 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 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 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			
Material Assets 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 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	
Water 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	
Climate Change Mitigation 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
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 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>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 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 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 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 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 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 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>Water</p> <p>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?)	Air	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	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>Biodiversity, Flora and Fauna</p> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</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 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>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</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.</p>							
<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>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
		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 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 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 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 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	+
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	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 Minimise waste.</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	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 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	
Water 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	The Denburn runs along the eastern part of the site. Development has potential to release of waterborne pollution into the Denburn during construction.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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 result in the need for watercourse crossings or a large-scale abstraction or		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	OS Map GIS Hydrogeology Maps	-	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 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> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</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 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> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>							
<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 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 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			
Soils 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
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 on this site is already underway. Its 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	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. 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.	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?	Existing access roads within the Prime Four development are in place. Additional roads would be required to serve further 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	+

Site assessment question (click on links embedded in the text 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	+
Landscape Designated Sites 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	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.	- +
Material Assets 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
Cultural Heritage 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 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	
Water 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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> <p>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>						

Site assessment question (click on links embedded in the text 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.. Woodlands on site are on the Ancient Woodland Inventory and are a priority 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 will be given to Green Space Network (Policy NE2) and Trees and Woodlands (Policy NE5) when planning new developments to</p>	<p>-</p>	<p>+</p>
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>							
<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 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 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
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	+
Soils 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 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	-	
Landscape Designated Sites 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 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 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 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 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 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?		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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 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 Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<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>		
<p>Air Quality Limit or reduce the emissions of pollutants.</p>							
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>	-	+
<p>Service Infrastructure 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		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 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 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 that 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 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 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 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 – Maidencraig 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>Water</p> <p>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>							
<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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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
<p>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>						
<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>Den of Maidenraig Local Nature Reserve runs along the southern boundary.</p> <p>Significant areas of woodland on site. 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>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) and Trees and Woodlands (Policy NE5) when planning new developments to</p>	- +
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate</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>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>All new buildings must install low and zero 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)?		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 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 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
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/Mast erplan	-	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 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 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 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 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.	+
Population 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 – Maidencraig 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	
Water 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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			
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 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.	+
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>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>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> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<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>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>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	
		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 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 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	+
Soils 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 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 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 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)	1 no 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 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>Water</p> <p>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>						
<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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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	
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 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.	-	+
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>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>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.</p>							
<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 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 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 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 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 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?						
Material Assets 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
Population 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>Water</p> <p>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>							
<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.gov.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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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
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	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.	+
Biodiversity, Flora and Fauna 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
<p>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>						
<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>-</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> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<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>-</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
		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.	
Air Quality 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.	+
Soils 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 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 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 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 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>Water</p> <p>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>							
<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 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.gov.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>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 watercourse crossings or a large-scale abstraction or</p>		<p>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</p>	<p>OS Map</p> <p>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</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
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>	Water, Climatic Factors and Human Health	<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>	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> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</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 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>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.</p>							
<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 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 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
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 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 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 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 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 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 7.4 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	
Water 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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 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 Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<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 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 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	
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 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>Landscape Designated Sites Maintain and support landscape character and local distinctiveness.</p>							
<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</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 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 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 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 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 7.5 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
- OP48 – Oldfold
- OP49 – Grove Nursery, Hazlehead
- OP50 – Skene Road, Hazlehead
- OP51 – Peterculter Burn
- OP52 – Malcolm Road, Peterculter
- OP54 – Craigton, 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	
Water 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	
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 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>	-	+
Air Quality 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 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>						
<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 Reduce contamination, safeguard soil quantity and quality.</p>						
<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 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
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
Population 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
Water 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 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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. 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 result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse)?	Water	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	OS Map GIS Hydrogeology Maps	-	There will be policy requirements for all new development to install water-saving technologies to assess potential development proposals (Policy R6).	- +

Site assessment question (click on links embedded in the text 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> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</p>						
<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> <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	
<i>Habitat connectivity, wildlife corridors</i> To what extent will the proposal affect protected species? – e.g. bats, otters, etc.			Site Visit		enhanced.		
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.							
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 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>	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 Limit or reduce the emissions of pollutants.							
Could the option lead to the designation of a new Air	Air	Not likely to have a significant impact on air quality. However, increase in development	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 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.	-	+
Soils 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
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 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 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>Water</p> <p>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>							
<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 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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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 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> <p>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>							
<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.		
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.							
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>	-	
Air Quality 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 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 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 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 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 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.	- +
Population 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 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 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</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 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 Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<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
		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).	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 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 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 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
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 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 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 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 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 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	
Water 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	
Climate Change Mitigation 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	
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 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>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>	-	+
Air Quality 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.		
Service Infrastructure 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 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 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 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 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	
Water 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	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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. Where there is potential for impact upon the water environment the City Council will liaise with SEPA.	-	+
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		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	-	+

Site assessment question (click on links embedded in the text 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 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	Areas within and surrounding the site are 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>	--	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. Policy NE3 protects natural heritage.	-
<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.</p>						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	Continuation of ongoing mineral extraction will lead to increase of energy-use and consumption, transport movement and waste.	<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.	-

Site assessment question (click on links embedded in the text 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>Air Quality Limit or reduce the emissions of pollutants.</p>						
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 any extensions to the existing quarry.	- +
<p>Soils Reduce contamination, safeguard soil quantity and quality.</p>						
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 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.	
Landscape Designated Sites 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 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.	-
Material Assets 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

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>Water</p> <p>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>							
<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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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>	Water, Climatic Factors and Human Health	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.	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> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</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 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>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.</p>						
<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 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 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 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 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 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?						
Cultural Heritage 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.	- +
Population 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>Water</p> <p>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?)	Water	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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 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>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>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>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	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 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>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	
		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 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 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 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 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.	
Landscape Designated Sites 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 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.	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 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 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 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	
Water 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)?		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	
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	
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	Site is associated with bat habitat/activity. TPO'd trees beyond but adjacent to the southern boundary of the site.	<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>Climate Change Mitigation</p> <p>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)?	Climatic Factors	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>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle</p>	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted 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	
			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 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.	-	+
Soils 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 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 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?						
Material Assets 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 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.	+

++	+	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> <p>Promote sustainable use of water and mitigate the effects of floods and droughts.</p> <p>Ensure that the water quality and good ecological status of the water framework directive are maintained.</p> <p>Maintain water abstraction, run-off and recharge within carrying capacity.</p>						
<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/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster 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>- +</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>OS Map</p> <p>GIS Hydrogeology Maps</p>	<p>-</p>	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic 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	
large-scale abstraction or allow the de-culverting of a watercourse?		. See above re. impact on water environment. New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.			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.	-	+
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 are identified as Green Space Network, ancient woodland inventory 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), LNCS (Policy NE3) and Trees and Woodlands (Policy NE5) when planning new developments to ensure habitat links are maintained and enhanced.</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.</p>							
<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.		
Air Quality 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.		+
Soils 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 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	+
Landscape Designated Sites 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 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.	- +
Material Assets 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 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	
Water 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 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.	https://www.sepa.gov.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	OS Map GIS Hydrogeology Maps	-	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 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 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. Includes and neighbors woodlands that are on the Ancient Woodland Inventory and Native Woodland Survey of Scotland as priority habitats. 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) and Trees and Woodlands (Policy NE5) when planning new developments to ensure habitat links are maintained and</p>	<p>-</p>
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<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 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 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.	-
Soils 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 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.	-	
Landscape Designated Sites 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 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 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 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	
Water 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</p>							
<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> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</p> <p>Reduce vulnerability to the effects of climate change.</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	
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>Air Quality Limit or reduce the emissions of pollutants.</p>							
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 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 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 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.		
Landscape Designated Sites 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>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.</p> <p>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.</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 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 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.	+

OP54 Craigton, Peterculter

c.20 Houses 1.91ha

++	+	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	
Water 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 a number of small watercourses leading into the Culter Burn ('moderate 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 its overall condition.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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?		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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 R6.		
Can the option connect to the public foul sewer?		Connections nearby (Malcolm Road).	GIS Scottish Water Layer	0	Development required to comply Policy NE4 requiring development to connect to the public sewer.	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	The majority of the site is freely drained, however the south east and eastern edge of the site does appear to have some drainage issues where the ground was relatively wet and 'rushes' were present. 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	The SEPA flood maps indicted there is a high likelihood of surface water flooding at the eastern corner of the site. The indicative plan indicates this area will not be developed.	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.							

Site assessment question (click on links embedded in the text 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>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>						
<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 forms part of the Green Space Network. TPO 253 is adjacent to the eastern edge. There would be some loss or disturbance of wildlife habitat or species at this site. Designated Species (Red Squirrel) recorded within 100m of the site). Site is associated with bat habitat/activity. Potential impact on the Culter Burn/ 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 may be required to determine the impact on the Culter Burn/ River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</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.</p>						
<p>What is the site overall impact in terms of carbon emissions (using SPACE -</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</p>	<p>GIS Layers for bus routes/bus stops – shows</p>	<p>--</p>	<p>All new buildings must install low and zero 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	
Spatial Planning Assessment of Climate Emissions)?		waste. A bus stop is located with 400-800 metres of the site. The closest facilities are more the 800 metres from the site. There is a limited range of available footpaths/cycle path connections to the community, recreation and employment facilities. Core Path 52 is at the southern boundary of the site. Other path forms the western and northern edge of the site. There are no significant employment opportunities within 1.6 kilometers of the site.	you whether it's within 400m GIS Layers for cycle lanes/facilities Check distance to local facilities Submitted Bid Documents		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. Development will provide the impetus for new local facilities, potentially reducing the need to travel.		
Air Quality 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 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	-	+

Site assessment question (click on links embedded in the text 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 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 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 fragment 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 is on predominantly 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.	-	

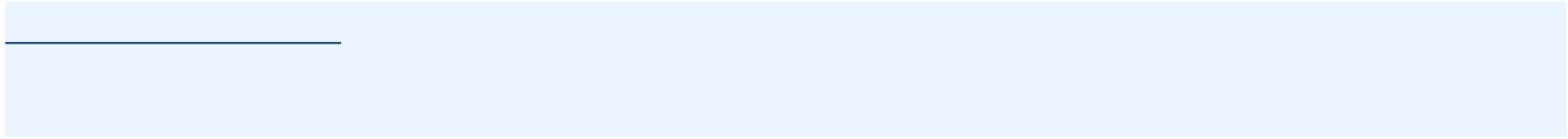
Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Deliverability/Sustainability Constraints <ul style="list-style-type: 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	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	Most of the site is well sheltered due to topography and trees on the road boundary. The site rises in the middle and is more exposed at this point. The site is mainly south, south west and south east facing, sloping from the top 'hump'.	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.	+ background-color: #ffcc00;">-
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. Transport Statement or Transport 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.	-	+
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 intrude slightly into the landscape. Development would be visible from the A93, and would present as a cluster of housing, rather than the isolated units, or linear residential development.	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	++	

Site assessment question (click on links embedded in the text 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 LDP (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 25% affordable housing on site.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

++	+	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 <u>direct impact on the water environment</u> (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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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>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. 						



To what extent will the proposal affect biodiversity, flora and fauna interests?	Bio flora and fauna	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	GIS Layers for Priority Habitats SACs, SPAs,	--	Ecological surveys will be necessary for this site, including any required mitigation	-
Site assessment question (click on links embedded in the text 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 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> <i>Habitat connectivity, wildlife corridors</i> To what extent will the proposal affect protected species? – e.g. bats, otters, etc.		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.	SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit		measures relative to the proposals. 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. Policy NE3 seeks to protect species and habitats from adverse impacts of development. Policy NE5 protects against the unnecessary loss of trees. Compensation planting may be required in these circumstances.	
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	Climatic Factors	The provision of residential uses on site will lead to increase of energy-use and	GIS Layers for bus routes/bus	--	All new buildings must install low and zero	-

Site assessment question (click on links embedded in the text 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 (using SPACE - Spatial Planning Assessment of Climate Emissions)?		<p>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>stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>		<p>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. 							
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>	-	+
<p>Service Infrastructure</p> <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	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 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. 						

Site assessment question (click on links embedded in the text 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	Proposal is likely to be delivered within the LDP timeframe.	<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	Site is relatively flat. Protection from area of woodland to north.	<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?	Unlikely to result in any significant road network/ accessibility issues.	<p>Aerial Map</p> <p>Site Visit</p>	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
<p>Is the site close to a range of facilities? Can these be accessed by public transport?</p>	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	<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.	-

Site assessment question (click on links embedded in the text 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 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.	- +
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.	
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)	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.	- +
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.	+

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	
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	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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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	Water	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	OS Map GIS Hydrogeology Maps	-	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 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) and Trees and Woodlands (Policy NE5) when planning new developments to</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
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 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.	https://www.scotland.gov.uk/Topics/Environment/Climate-Change/Climate-Change-Adaptation/Adaptation-Plans/Scotland-River-Basin-Management-Plan OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA	OS Map GIS Hydrogeology Maps	-	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 available nearby.	GIS Scottish Water Layer	0	N/A	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. 						

Site assessment question (click on links embedded in the text 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 and the Control of Woodland Removal Policy applied as such. 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>
<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 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>	-
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>	<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.	-
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 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.	- +
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)	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>	Water	<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</p>		<p>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set</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 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>	Bio flora and fauna	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>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>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>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)	Climatic Factors	The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.	GIS Layers for bus routes/bus stops – shows	0	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	
Assessment of Climate Emissions)?		Located adjacent to A93 N Deeside Rd at 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.	you whether it's within 400m GIS Layers for cycle lanes/facilities		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	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. 							

Site assessment question (click on links embedded in the text 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	Miltimber Primary School will be over capacity by 2020. Cults Academy will be over capacity in 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?		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.	-	+

Site assessment question (click on links embedded in the text 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	The proposer has estimated that the expected development completion will be within 10 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	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.	- +

Site assessment question (click on links embedded in the text 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 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.	+
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	'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.	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?		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.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network	--	Retain and enhance setting through careful design and landscaping to limit 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
			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
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	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	GIS Layers for scheduled monuments, archaeological sites, listed buildings,	-	Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
heritage sites or their setting?		boundary – these are also on the Sites and Monuments Record.	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	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 7.6 Desirable Sites: Kincorth, Loirston and Cove

- OP46 – Royal Devenick Park
- 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

OP46 – Royal Devenick Park Phase 1

150 Houses

++	+	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>Burn of Leggart flows north to south along the site and is a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP) which is located north of the site. Development has the potential to increase surface water run-off through provision of hardstanding/ soil compaction. This can either worsen or limit efforts to improve the overall condition of the River Dee.</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>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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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 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.	
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	Site has potential for poor drainage due to the Burn flowing in the middle 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 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>Some flood risk from the burn that runs north-south through 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>-</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> <hr/>	<p>Bio flora and fauna</p>	<p>Site is currently zoned as Green Belt and Green Space in the extant local development plan. Den of Leggart Local Nature Conservation Area lies inside site area which is also formed of Semi-Natural and Ancient Woodland.</p> <p>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>Due regard will be given to Green Space Network (Policy NE2) and Trees and Woodlands (Policy NE5) when planning new developments to ensure habitat links are maintained and enhanced and Trees and woodlands are protected. 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>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 mixed uses on site (with an emphasis on residential development) will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop but is distant from local facilities (at least 1.6km). The proposal is therefore likely to increase traffic into the built-up area and 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>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>
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Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		term negative impact on climatic factors through emissions.	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 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	Abbotswell Primary School and Lochside Academy both have capacity in the short	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	and long term. The closest medical practice is at least 1.6km away.	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?		Potential loss of some woodland open space to the northwest. Site is part of a Local Nature Conservation Area.	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 Policy in the LDP.	-
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Woodlands and principal areas of ecological areas will be preserved. Proposal includes new links and new parkland areas.	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 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.	-

Site assessment question (click on links embedded in the text 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	Relatively flat site with gentle undulations; River Dee lies to the north. Open views to south. Eastern side is tree-lined and sheltered from A90. Site bounded on north side by landscape edge. West and south side sit next to open fields.	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?	Construction of access roads to serve the development would be required.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel Plan/Assessment may be required during the planning application 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
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is at least 1.6km from local facilities. Public transport is accessible within 400m however this heads outside Aberdeen. Development includes local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
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	Woodland and burn intersecting site area. Den of Leggart is a Prime Landscape Area. Site is located within Leggart Landscape Character Area. Site is part of the greenbelt. Development will have a negative impact on the landscape setting of the area.	Landscape Character Assessment Existing LDP allocations for 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	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) Submitted Bid Documents		be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy.	
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 mixed uses will provide private and affordable housing, and employment opportunities in the area. This will have a positive impact on economic growth and the local population's health and wellbeing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for affordable housing and environmental improvements.	+

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>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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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?		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>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	Areas within and surrounding the site are associated with bat habitat/ activity.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	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. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	Continuation of hard rock extraction 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	--	LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active 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
			lanes/facilities			
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. Site dust management strategy may be required for any extensions to the existing quarry.	- +
Soils						
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.	- +
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 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.	-
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)	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)	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

++	+	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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</p> <p>There may be a need for watercourse crossings of the East Tullos Burn which runs through the site. Road run off could have an impact on the natural environment.</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>All new development must comply with Policy NE4 Our Water Environment and NE3 Our Natural Environment.</p>	-	+

Can the option connect to the public foul sewer?		Connections are possible.	Scottish Water GIS Layer	0	Capacity and connection information will be required at planning application	0
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Site assessment question (click on links embedded in the text 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. However, surface water is essential to the natural heritage assets now existing on the site. Drainage may impact negatively on the natural heritage assets.</p>	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. Impact of loss of surface water on natural heritage must be considered.	-	+
<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> <hr/>	<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.</p> <p>Site contains the East Tullos Burn which is of significant local importance. Since the East Tullos Burn Project was initiated there has been extensive species diversification on site. There are at present 8 North East LBAP Locally Important Species and 48 different Designated species on site.</p> <p>The site has areas of woodland, any development proposal will therefore be subject to assessment under the Control of Woodland Removal Policy.</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 mitigation proposals and biodiversity enhancement plans would be required at planning application stage.</p> <p>Development affecting trees would be subject to Policy NE5 Trees and Woodland. Where tree removal takes place or is necessary for good arboricultural reasons, replacement planting will be required to ensure an overall net gain in tree cover.</p> <p>NE policies should be applied as appropriate and where possible lost natural assets should be compensated for in another site within the local vicinity. It is acknowledged however that offsite compensation cannot fully replicate what will be lost.</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.

<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 yet 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-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. Core Path 108 connects the area to the Nigg Bay and to Balnagask.</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 dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p>	<p>++</p>
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Site assessment question (click on links embedded in the text 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 Local Air Quality Management thresholds being breached in Aberdeen's existing Air Quality Management Areas?</p> <hr/>	Air	<p>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.</p>	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.	0
<p>Will the option lead to a sensitive use being located close to a site regulated for emissions to air by SEPA?</p>		<p>The site encompasses the Nigg Wastewater Treatment Works (WWTW). It is unclear from the feasibility report what is proposed for this area. Potential for odour issues from waste water treatment works.</p>	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.	- +
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?		Proposed development will reduce the area of Green Space Network. However, the Feasibility Study notes the possibility of open space and landscape enhancements.	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

- 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. There may be longer term impacts from soil sealing, reducing water holding capacity and increasing the potential for run off.	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	-
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Site assessment question (click on links embedded in the text 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 within the LDP timeframe. While located adjacent to the existing harbor it will operate synergistically but be a separate land use. I	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	
Landscape Designated Sites <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.	-	+
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	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? <hr/>	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

Cultural Heritage

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>Potential to negatively impact on the scheduled monument of St. Fitticks Church</p>	<p>GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database</p>	<p>-</p>	<p>Setting, design and masterplanning will assist in the mitigation of negative impacts.</p>	<p>0</p>
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Population

- 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 but will result in the loss of a well used public park.	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	
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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	
Climate Change Mitigation <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 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>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>	-	+
<h3>Air Quality</h3> <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.	
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	
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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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>	Bio flora and fauna	<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>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>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>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>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	
		metres of the site (Cove Neighbourhood Cetntre). 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	+
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	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>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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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				
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>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.	-	+
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	<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>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map	-	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are	-	+

Site assessment question (click on links embedded in the text 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.	-	+
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 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	+
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>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.</p> <p>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.</p>	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
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	++	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>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>Possibility of release of waterborne pollution into the open water course running north to south at the middle of the site.</p> <p>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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
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>	Bio flora and fauna	<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>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 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.		
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.	-	+
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
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>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>	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	-	Careful siting and design of development to avoid any impact on consumption dykes. 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
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	
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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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 <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 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.</p> <p>Eighteen locally designated species have been recorded in the site 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>Ecological surveys, mitigation proposals and biodiversity enhancement plans would be required at planning application stage.</p> <p>Due regard must be given to Policy NE2 and NE3 when planning new developments to ensure 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>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>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>	
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	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.	-
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	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. Longer term impacts from soil sealing, reducing water holding capacity and increasing the potential for run off.	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	
Landscape Designated Sites <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
Cultural Heritage 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>Potential impact on scheduled monuments of crabs cairn (sm4060), Tullos cairn (sm 4055) and Barons cairn (sm 4126).</p>	<p>GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database</p>	<p>-</p>	<p>Setting, design and masterplanning will assist in the mitigation of negative impacts</p>	<p>0</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 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.</p>	<p>Feasibility Report</p>	<p>++</p>	<p>N/A</p>	<p>++</p>

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	
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	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.	https://www.sepa.gov.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	--	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.	-	
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		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	OS Map GIS Hydrogeology Maps	-	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 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>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	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.	-	
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	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
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 would significantly intrude upon the surrounding landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	--	Landscape and Visual Impact Assessment may be necessary. Design and landscaping to mitigate 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 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)	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.	
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)	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.	-
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 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	
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. 							
Can the option connect to the public foul sewer?	Water	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	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.	-	+
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>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>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>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 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>	++	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
		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.	-
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. 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. 						
<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	Likely to be delivered within the LDP timeframe.	<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	Site is elevated, exposed and predominantly flat/ south-east facing.	<p>Aerial Map</p> <p>Site Visit</p>	+	As a solar farm, development will be required to maximise the benefit from passive solar gain.	+
<p>Vehicular access constraints or opportunities</p> <p>-</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	<p>Aerial Map</p> <p>Site Visit</p>	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
<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</p>	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	<p>Landscape Character Assessment</p> <p>Existing LDP</p>	--	<p>Careful siting and use of appropriate products to reduce glare and visual impact in compliance</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
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?		geometric. Glare may be a significant issue depending on the type of panels proposed.	allocations for Greenbelt and Green Space Network Site Visit		with D2: Landscape of the ALDP 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. Operational waste likely to be minimal.	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. Operational waste likely to be minimal.	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
<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)	<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>	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	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’.	0
<h3>Population</h3> <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	<p>Renewable energy project promotes overall environmental benefit.</p>	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

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	
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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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			
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. 						
<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.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	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.	- +
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. 						

Site assessment question (click on links embedded in the text 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>	- +
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>	<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
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 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 • 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	
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)?		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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 <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>	Bio flora and fauna	<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>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>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>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>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
		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/ preen 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
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?		it represents a continuation of an established surrounding use.	Existing LDP allocations for 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) 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	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	
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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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>-</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 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	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.	- +
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 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>	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)	+

Site assessment question (click on links embedded in the text 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.		
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.	-	+
Soils <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.	-	+
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	It is likely that the proposal will be delivered within the LDP timeframe.	<p>Site Proposal / Masterplan / Development Framework</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?	Unlikely that the proposed development would result in any adverse road safety or traffic amenity impacts.	<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 required with planning application.</p>	- style="background-color: #92d050;">+
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.	<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. 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.	
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)	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
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 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>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>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/</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. CEPM may be required to eliminate/ mitigate impacts to River Dee.</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 crossings or a large-scale abstraction or</p>		<p>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA</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>	<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
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	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.	- +
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	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.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. Habitats Regulation Appraisal will likely be required to determine the impact on the River Dee SAC.	-	+
<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>	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	-	+

Site assessment question (click on links embedded in the text 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	++
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated	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
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?		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.	Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit		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 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	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 7.7 Desirable Sites: City Centre and Urban Areas

OP35 – Summerfield House, Eday Road	OP85 – King Street/Beach Esplanade
OP36 – Charlie House	OP87 – Pittodrie Park
OP37 – Woodend Hospital	OP88 – Shore Porters Warehouse
OP65 – Haudagain Triangle, Middlefield	OP89 – Kaimhill Outdoor Centre
OP66 – Granitehill	OP90 – St Machar Primary School
OP68 – 1 Western Road	OP91 – Union Street West: City Centre Masterplan Intervention Area
OP69 – 152 Don Street, Old Aberdeen	OP92 – St Peter’s Nursery, Spital
OP70 – Denburn Valley: City Centre Masterplan Intervention Area	OP93 – Former Summerhill Academy
OP72 – Aberdon House	OP94 – Tillydrone Primary School
OP73 – Balgownie Machine Centre	OP95 – Station Gateway: City Centre Masterplan Intervention Area
OP74 – Broadford Works, Maberley Street	OP96 – Castlegate and Castlehil: City Centre Masterplan Intervention Area
OP76 – Former Raeden Centre	OP97 – Victoria Road Primary School
OP77 – Cornhill Hospital	OP98 – VSA Gallowgate
OP78 – Frederick Street	OP99 – Old Torry
OP79 – Crown House	OP100 – North Dee: City Centre Masterplan Intervention Area
OP80 – Mastrick Clinic	OP101 – Woodside Congregational Church
OP81 – Queen’s Square: City Centre Masterplan Intervention Area	OP102 – George Street/Crooked Lane
OP82 – Dunbar Halls of Residence, Don Street	OP106 – Torry Waterfront: City Centre Masterplan Intervention Area
OP83 – Urquhart Building, City Hospital	OP110 – Heart of the City: City Centre Masterplan Intervention Area
OP84 – Resource Centre, City Hospital	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	
<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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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>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</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.	
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 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
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>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>	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	+	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
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)	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
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 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>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>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/ 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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set</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?					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>	<p>Bio flora and fauna</p>	<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>--</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>-</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 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>	<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>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>	
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.	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</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.	+
Service Infrastructure						

Site assessment question (click on links embedded in the text 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	+
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 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.	+
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
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)	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.	+
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 a new city-wide respice 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	
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	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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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 result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse)?		Possibility of release of waterborne pollution into the North Burn of Rubislaw if construction happens outwith the existing building fabric. New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set	OS Map GIS Hydrogeology Maps	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. 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
					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.	
<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>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>-</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>-</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 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>-</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)?	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	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	+		+
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. 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>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>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>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	<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
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 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	
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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	

Site assessment question (click on links embedded in the text 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>	- +		<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>	- +	

Site assessment question (click on links embedded in the text 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	<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>	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. Planning officers will consult flooding Team. Surface water management measures will be considered.	+
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>	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>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map	-	+	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>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>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>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. 							
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 Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	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. There is a medical practice is within 400m of the site.	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	
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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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 adjacent to site.	GIS Scottish Water Layer	0	N/A	0	
Climate Change Mitigation <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>+</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>	+
<h3>Air Quality</h3> <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	
<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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	
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)	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.	+
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 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	
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>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>	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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 result in the need for watercourse crossings or a		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA. Development is unlikely to result	OS Map GIS Hydrogeology Maps	-	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>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 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>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'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. 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>	
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.	<p>GIS Layers for Air Quality Management Areas</p> <p>Air Quality Action Plan</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.	+
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		Development would not result in a loss of Urban Green Space. Under the City Centre Masterplan an objective for this site is to	GIS Layer on Green Space	-	Sufficient open space provision/ upgrades to existing provision 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
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
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>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>	Existing LDP zoning for the City Centre. Site Visit	+	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.	+
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
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)	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	
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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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 style="color: purple;">Connections within and adjacent to site.</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
<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>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>	<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>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 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	+
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	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
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>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>	+
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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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.	
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.	+
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	+

Site assessment question (click on links embedded in the text 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	+
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	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?						
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	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
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>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>	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	<div style="display: flex; justify-content: space-between;"> - + </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		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	OS Map GIS Hydrogeology Maps	-	Development required to comply with national and local planning policy requiring all new development to install water-saving	<div style="display: flex; justify-content: space-between;"> - + </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
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 <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><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>-</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><i>The provision of a mix of 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 employment facilities. There are facilities</i></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. 						
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. Development will replace an existing unused building.	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. 						
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	
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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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			
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. 						
<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>	-
Climate Change Mitigation <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>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>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	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	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 Midstocket 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	++
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 (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.	+
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?			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
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)	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.	- +
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 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
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>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>	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	<div style="display: flex; justify-content: space-between;"> - + </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		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this	<div style="display: flex; justify-content: space-between;"> - + </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
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>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 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>		proposal would fit sympathetically into this context given that it represents a continuation of an established mix-of uses.	<p>Assessment</p> <p>Existing LDP allocations for Greenbelt and Green Space Network</p> <p>Site Visit</p>		ensure landscape 'fit'.	
<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	Re-use of a number of buildings and structures on site.	<p>Site Visit</p> <p>Site Proposal / Masterplan / Development Framework</p>	+	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	
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 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.	+
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 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	
<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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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			
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 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.	+
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 no environmental designations on site. Swift, Merlin and Bats have been recorded within 100 metres of the site.</p>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map	0	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. Habitat enhancements may reduce residual impact on habitat/species.	+ -

Site assessment question (click on links embedded in the text 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>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 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>Air Quality</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?						
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 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.	+
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 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	
<i>Habitat connectivity, wildlife corridors</i> To what extent will the proposal affect protected species? – e.g. bats, otters, etc.			Site Visit				
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	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.	GIS Layers for bus routes/bus stops – shows you whether it's within 400m GIS Layers for cycle lanes/facilities Submitted Bid Documents	0	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 Local Air Quality	Air	Site is next to the Union Street/Holburn Street/Great Southern Road Air Quality	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
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 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.	+
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	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	
<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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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.	
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	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	
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	There are no water courses running through 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 drainage system and flow to discharge points.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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 result in the need for watercourse crossings or a large-scale abstraction or		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA. Development is unlikely to result in the need for watercourse	OS Map GIS Hydrogeology Maps	-	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.	
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'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>	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 with Policies T2 and T3.	+

Site assessment question (click on links embedded in the text 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	+
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	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	
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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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	
<p>For large scale developments are there</p>	<p>Water and Human Health</p>	<p>Development will be connected to the mains water and drainage supplies.</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	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>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>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 with 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>

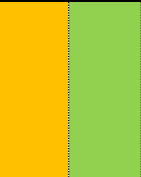

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		impact on climatic factors through emissions. 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>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	The proposal is likely to improve the landscape setting as it would be more attractive.	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and Green Space Network</p> <p>Site Visit</p>	+	N/A	+
<p>Material assets</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	-	+	+

Site assessment question (click on links embedded in the text 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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				
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 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>	-	+
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	-	<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	
					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>	<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.	-	+
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 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</p> <p>Submitted Bid Documents</p>	+	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		<p>Records show there is potential contamination in all the buildings at City</p>	<p>GIS Layers for contamination,</p>	-	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
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)	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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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			
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 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
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	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
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)	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
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 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 style="color: #990099;">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 style="color: #990099;">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-around;"> - + </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 style="color: #990099;">Development could result in the increase of waterborne pollution into the River Don.</p> <p>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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-around;"> - + </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	
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	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. 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.	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>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	The site is identified as being an area of potential bat habitat.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.	-	+
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 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>	GIS Layers for bus routes/bus stops – shows you whether it's within 400m GIS Layers for	-	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 <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	<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, however the surrounding area is already built up.</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>	<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

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	
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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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 possible.	GIS Scottish Water Layer	0	N/A	0	
For large scale developments are there	Water and Human Health	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	
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 							
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>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>	-	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
		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 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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigatio n
<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>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)	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
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 Union Stree Conservation Area, comprising a category 'B' listed warehouse. 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 LDP Historic Environment 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 safety.	Population	Employment opportunities and/or 25% affordable housing.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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				
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. 							
<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>	-	+
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. 							

Site assessment question (click on links embedded in the text 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>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>	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>	-	+
Service Infrastructure							

Site assessment question (click on links embedded in the text 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	
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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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>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, 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	+
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	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>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>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</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</p>		<p>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</p>	<p>OS Map</p> <p>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
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. 						
<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.	
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'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 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>	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 with Policies T2 and T3.	+
Air Quality <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	
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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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 <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>	Bio flora and fauna	<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>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>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 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>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
		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.	
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.	+
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	+	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	+
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'.	+
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	
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 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>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 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>The Springhill Burn culvert runs north-south along the site's 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.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>	+
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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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 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 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.	+
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>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>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>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 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>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
		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	
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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</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>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, 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	+
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	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)	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	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>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 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</p> <p>GIS</p> <p>Hydrogeology Maps</p> <p>GIS Raster</p> <p>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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</p>	<p>OS Map</p> <p>GIS</p> <p>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
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. 						
<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>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>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>	-

Site assessment question (click on links embedded in the text 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>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'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</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
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 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, and promote enhanced pedestrian and other linkages to Union Street and the wider City Centr.	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	
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	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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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 result in the need for watercourse crossings or a		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set	OS Map GIS Hydrogeology Maps	-	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?					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
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. 						
<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>
Climate Change Mitigation						
<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's overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<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>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>	+
<h3>Air Quality</h3> <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 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>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
		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	+
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 established character of the site is split between the western and eastern components. The Western component is open and facilities 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.	+
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
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 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, and streetscape improvements.	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	
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)?		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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 adjacent to site.	GIS Scottish Water Layer	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. 							

Site assessment question (click on links embedded in the text 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?						
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.	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	
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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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 <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>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>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 new 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</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
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)	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.	+
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	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
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	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.	https://www.scotland.gov.uk/Topics/Environment/Climate-Change/Climate-Change-Adaptation/Adaptation-Plans/Scotland-River-Basin-Management-Plan https://www.epa.org/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA	OS Map GIS Hydrogeology Maps	-	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 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>	Bio flora and fauna	<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>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>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 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>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	
		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.		
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.	-	+
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	-	+

Site assessment question (click on links embedded in the text 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>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>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>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>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</p>	<p>OS Map GIS Hydrogeology</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>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 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 Opportunities for green/blue infrastructure and biodiversity enhancement must be considered for all developments</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'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	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. 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.	-

Site assessment question (click on links embedded in the text 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			
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 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.	+
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
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)	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.	+

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Site assessment question (click on links embedded in the text 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	
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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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	
Climate Change Mitigation <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>	+
<h3>Air Quality</h3> <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
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	The Denburn is located west of the site. Development has potential to release of waterborne pollution into the Denburn during construction.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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 result in the need for watercourse		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic	+

Site assessment question (click on links embedded in the text 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?						
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. 						
<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	Site includes potential bat habitats which could be affected.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	0	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. 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 seeks to protect deignated species and their habitats from the impacts of new development.	- +
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. 						

Site assessment question (click on links embedded in the text 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.</p> <p>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>	+
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)?		<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	-	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP</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.	
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. 						
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.	City Centre Masterplan 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?	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.	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	Landscape	Site is within an urban area.	Landscape Character Assessment 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
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
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 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>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>There are no water courses running through the site however it is bounded to the north by the River Dee.</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.	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for</p>		<p>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</p>	<p>OS Map</p> <p>GIS</p> <p>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>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'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>	
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>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>	+
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		<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. Improvements to riverside park and promenade	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
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)	The site does not contain any listed buildings nor is it within a conservation area.	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. 						
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.	+

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	
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 style="color: purple;">There are no water courses run through the site.</p> <p style="color: purple;">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>	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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			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?		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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>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 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
<h3>Climate Change Mitigation</h3> <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>
<h3>Air Quality</h3> <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
		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.	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	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 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.	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	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	+

Site assessment question (click on links embedded in the text 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	+
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 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.	+
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
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
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	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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

Site assessment question (click on links embedded in the text 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	
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 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.	-	+
Soils <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
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	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.	+