

Appendix 8 Strategic Environmental Assessment: Undesirable Sites

Appendix 8.1: Ward 1

Appendix 8.2: Ward 2

Appendix 8.3: Ward 3

Appendix 8.4: Ward 4

Appendix 8.5: Ward 6

Appendix 8.6: Ward 7

Appendix 8.7: Ward 8

Appendix 8.8: Ward 9

Appendix 8.9: Ward 10

Appendix 8.10: Ward 11

Appendix 8.11: Ward 12

Appendix 8.12: Ward 13

Appendix 8.1 Undesirable Sites: Ward 1 – Dyce/Bucksburn/Danestone

- B0101 – Chapel Farm
- B0102 – Newhills South
- B0103 – Bleachfield House
- B0104 – Gateway Site OP19
- B0105 – Land at Heathfield Farm and Airyburn Farm
- B0107 – Mains of Dyce
- B0108 – Newton Croft
- B0109 – Newton Farm
- B0112 – Playing Fields, Stoneyton Terrace - withdrawn
- B0114 – Rowett North New AECC
- B0115 – Rowett North New AECC
- B0117 – Pesley Park, Site 1
- B0118 – Site 2, Cairnfield Place
- B0119 – Site 3, Cairnfield Gardens
- B0120 – Site 5, Blacksmiths Croft
- B0121 – Site 6, Blacksmiths Croft
- B0122 – Plot adjacent to Cairnview Gardens
- 002 – Former Stoneywood School withdrawn
- B0123 - Howemoss
- B0124 - Standingstones
- B0239 – Land at Granitehill Terrace

B0101 – Chapel Farm

Employment 0.76ha

++	+	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 mitigatio n	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?		Site is in use. 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	Site is in use. 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
supplies within 250m of the site which may be affected?			GIS Scottish Water Layer			
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	Green Burn runs partway through the southern edge of the site and is prone to flooding. 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.	+
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	Site has grassland and other broadleaved woodland. Potential bat habitats. Otters and Roe Deer have been recorded on site. Green Space Network runs along southern boundary.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map	-	Due regard will be given to preservation of woodland on site. Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. Due regard will be given to Policy NE2	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p><i>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>			Site Visit		when planning new developments to ensure habitat links are maintained and enhanced.	
<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>Site is already in use for business/industrial purposes. Further densification of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Bus stop is available within 100m; however, this involves crossing the dual carriageway. Recreation and shopping facilities are over 2km away.</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</p>	+

Site assessment question (click on links embedded in the text 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 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 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. 						
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 assets	Limited open space on site. Development would result in little loss 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.	+

Site assessment question (click on links embedded in the text 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 if new or further construction takes place. 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?		A large area within the centre of the site is classed as potentially contaminated land – Chapelcroft Tip.	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?	Material assets	Development will be delivered within the LDP timeframe.	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
Other site servicing constraints, e.g. electricity 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 south facing with good shelter from northerly winds.	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.	0
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is accessible via an access road from the A96. Road is capable of accommodating generated traffic from business/industrial use.	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 over 2km from the nearest neighbourhood centre. There is a bus stop within 100m of the site, however this involves crossing the dual carriageway.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Policy T2 encourages sustainable and active travel.	+
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	Site has limited landscape features with the exception of some broadleaved woodland.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	N/A	0
<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	Brownfield site. Existing use is for business/industrial purposes. Proposed use would re-use the existing structures on site but has the potential to erect new structures/buildings. Site 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 reuse of 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 will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Development will offer employment opportunities for those living in the area. It will help promote economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0102 – Newhills South

c.50-100 Houses 3.84ha

++	+	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?		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	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?			GIS Scottish Water Layer			
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>Development would interfere with site as it is on greenbelt land and part of the Green Space Network.</p> <p>Significant loss of mature tree belts on site.</p> <p>Site is identified as being an area of potential bat habitat. Red squirrels have been spotted 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>Ensure site design and layout incorporates landscaping (including native species) and the mature trees on boundaries that add to the biodiversity value of the area are retained.</p> <p>Due regard to be given to Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is distant from local facilities (1.5km) and is not accessible by public transport. Closest bus stop is 1.1km away.</p> <p>Development would encourage use of private car which will have 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	<p>Not likely to have a significant impact on air quality. However, increase development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	New development should consider sustainable travel methods and sustainable	-	+

Site assessment question (click on links embedded in the text 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.	
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	Both Brimmond Primary and Bucksburn Academy are within capacity at present, but they will be overcapacity in 2020. Closest GP is 1.8km 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?		Site contains a significant area of open space with wooded farmland. This would be lost/disrupted if development were to go ahead.	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		Development would result in loss/disruption of open space and wooded	Submitted Bid Documents	--	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?		farmland. It would sever part of the Green Space Network.			elements of existing green spaces within the site as part of the development. Due regard will be given to Policy NE2 in relation to the green space 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 greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity	Material assets	Proposal's expected completion will be within the LDP timeframe.	Submitted Bid Documents 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
pylons, underground gas pipelines etc.			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, south facing with good shelter from northerly winds through generous tree cover.	Submitted Bid Documents 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?	There is no access into the site from the main road. A road would have to be constructed.	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	Site is distant from local facilities (1.5km) and is not accessible by public transport. Closest bus stop is 1.1km away. Employment opportunities are available within 1.1km.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Policy T2 encourages sustainable and active travel to reduce vehicle emissions.	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the	Landscape	Development of this site will have permanent and negative effect in the landscape setting of the area. Part of the site is classified as ancient woodland. Much of the woodland and	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
landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		open space would be lost/disrupted as a result of development.	Greenbelt and 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?		Part of the site is classed Ancient Woodland. Development may affect this landscape character of the area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Landscape impact can often be mitigated through 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 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	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	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
criteria set out in Scottish Planning Policy – Planning for Zero Waste?			Submitted Bid Documents		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 both private and affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0103 – Bleachfield House

Mixed Use 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 mitigatio n	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	Development has the potential to impact River Don, which bounds the site to the south. 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?	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	-	+

Site assessment question (click on links embedded in the text 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 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 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	River Don flows to the south and west of the site. It is prone to flooding – all of the site is within the 1:1000 river flood risk category. 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.	-
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>Possible impact on River Don Local Nature Conservation Site which runs along the south and west of the site. Ancient woodland is present within the site. Site is part of the Green Space Network and is zoned as Greenbelt. Development of site has potential to affect the woodland, GSN and LNCS.</p> <p>Japanese knotweed is present around the site. Double Dart, Black-Headed Gull and Herring Gull have been spotted 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>Ensure site design and layout incorporates landscaping (including native species) and the 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>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 mixed 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 is a bus stop</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 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
		within 400m. Proposal includes a cultural centre, retail and employment use, which would result in additional vehicular movements in the area – this will have a long term negative impact on climatic factors through emissions.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
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. 						
<p>Education capacity - Secondary School Catchment Area/ Primary school catchment area.</p> <p>Health provision.</p>	Population and human health or material assets	<p>Danestone Primary is currently running at 69% capacity and may be able to accommodate this development as it is forecasted to be at 89% capacity in 2025. Oldmachar Academy currently has capacity. It is anticipated that it will be over capacity in 2024.</p> <p>A medical practice is within 800m of the site.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	+	N/A	+
<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>The site includes an abandoned playing field and several mature trees. Development would result in loss of open space and potentially some trees.</p>	<p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p>	--	<p>Sufficient open space provision will be required as per Policy NE2.</p> <p>Retention of trees is encouraged as per Policy NE5.</p>	-
<p>Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?</p>		<p>Development has the potential to improve on the existing open space which is unattractive and abandoned.</p>	<p>Submitted Bid Documents</p>	+	<p>Provision of new and/or retention of elements of existing green spaces within the site as part of the development. Due regard will be given to Green Space Network policy.</p>	+
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	Most of the site is on brownfield land whereas the playing field is on greenfield land. 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 Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land. Measures must 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	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 generally flat, south west facing, and has generous shelter from northerly winds provided by tree belts.	Submitted Bid Documents 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?	Access in and out of the site would be difficult as it's through a narrow road. Taking into consideration the various uses proposed, they could generate a considerable amount of traffic.	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	Site is within 800m of local facilities and bus stops are available within 400m and 800m of the site. Employment opportunities are available within 400m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as	Landscape	Development would have limited impact on landscape as the existing building on site is dilapidated, and the playing field is abandoned. The building would be replaced, and this would have a somewhat positive impact on landscape. Given the thick tree belt surrounding the site, the	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN	+	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
current settlement boundaries, existing townscape and character of surrounding area?		proposal would be unobtrusive to the landscape of the overall area.	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?		Development can have a negative impact on the existing mature trees. Site is part of the River Don Valley and it is classed as Prime Landscape in the Aberdeen Landscape Character Assessment.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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, employment, retail and cultural services 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	++

Site assessment question (click on links embedded in the text 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal would provide private housing and employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0104 – Gateway Site, OP19

Retail 9.8ha

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

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					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 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 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	Bio flora and fauna	Site is in use as agricultural grazing land. Part of the site is identified as being a potential bat habitat.	GIS Layers for Priority Habitats	-	Site design and layout must incorporate landscaping (including	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>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>There have been recordings of Roe 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>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>native species) and the mature trees on boundaries that add to the biodiversity value of the area are retained.</p> <p>Due regard will be given to the LNCS and to Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<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 bulky good store 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 the closest facilities are 1.4km away. Although 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>--</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		site, a bulky goods store would result in additional vehicular movements in the area – this will have a long term negative effect on climatic factors through emissions.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development of such a size 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. 						

Site assessment question (click on links embedded in the text 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?		Proposal would interfere with current green space network element within the site. However, documents show that the GSN will be incorporated into the final proposal design so as to avoid adverse impacts on species and habitats.	Submitted Bid Documents	-	Due regard to be given to Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.	+
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.	-
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Records show there is potential contamination on 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	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					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	Site is flat, south facing with little 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 accommodating traffic generated?	Material assets and climatic factors?	Vehicular access to the site would be via the A96 or Dyce Drive. Retail use on the site would result in additional traffic.	Submitted Traffic Assessments	-	Travel 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	There are bus stops within 400m of the site. Employment opportunities are within 250m of the site. Shopping facilities are approximately 1.4km 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. 						
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 have permanent and negative effect in the landscape setting of the area as it is one of the gateways into Aberdeen city. It would be visible from the A96. When coupled together with the stature of the new Conference Centre, development of the site for retail use is likely to have a cumulative negative impact on the landscape.	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.	-
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		The northern half of the site is identified as Prime Landscape. The southern half of the site is currently wooded farmland, whilst the northern half is the River Dee Valley. Proposal would detract from one of the gateways into the City.	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.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development 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. 						
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	Records show there are two sites and monuments on the western boundary outwith the site: Coin Hoard, Bankhead Farm (Walton Road) and Beaker, Stoneywood, Dyce Drive. Development of the site would provide opportunity for members of the public to visit these monuments.	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
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	Retail proposal will provide employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0105 – Land at Heath Farm and Airyburn Farm

300 Houses 16.5ha

++	+	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	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?			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	<p>Small pocket in the North and North East of the site - 10% chance of flooding happening in any one year from surface water. There are no records of flooding incidents on 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.	+
<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>	Bio flora and fauna	<p>Development would have limited impact on flora and fauna.</p> <p>South eastern corner and a central area of the site falls within an area of potential bat habitat.</p> <p>Site is bounded by the GSN to the south east. It is adjacent to Stoneyhill Wood and Grandhome Moss LNCS to the south and southeast.</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 Policy NE2 when planning new developments to ensure habitat links</p>	+

Site assessment question (click on links embedded in the text for 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>			Site Visit		are maintained and enhanced.	
<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 distant from local facilities (more than 1km). This is likely to increase vehicular movement and traffic into the built-up area which 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>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</p>	-

Site assessment question (click on links embedded in the text 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 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 Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Danestone Primary School has capacity both in the short and long term. Oldmuchar Academy has capacity but will be overcapacity in the long term. A medical practice is available 2.4km away.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Loss of open space to the west of 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 in the LDP.	-
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Site is bound by green space network to the southeast. Possibility of little impact on green space network.	Submitted Bid Documents	-	Due regard will be given to Policy NE2 when planning new developments to ensure habitat links are maintained and enhanced.	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+

Site assessment question (click on links embedded in the text 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?		Derelict and dilapidated site with potential contamination. There are issues with asbestos.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	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	Gently undulating site that is east facing. Shelter from northerly winds is provided by slightly higher ground and woodland.	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.	+

Site assessment question (click on links embedded in the text for 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>	Material assets and climatic factors?	The closest access road to site is Whitestripes Road. Construction of further access roads within the development would be needed.	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	Nearest bus stop is 2.3km away. Site is very distant from local shopping facilities. Employment opportunities available within 1.2km.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	--	New development should consider sustainable travel methods in line with LDP transport and air quality policies.	-
<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	Development on the site would not significantly impact the landscape because there are existing unattractive buildings on site which would be demolished and replaced with more attractive buildings. However, 300 houses would interfere with the open farmland landscape setting.	<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.	- +

Site assessment question (click on links embedded in the text 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 features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		300 houses would create an isolated island of development in a rural setting that is sparsely populated with the few existing landscape features such as woodland.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 (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 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)	Development may have an impact on Standing Structure on site – Bickerhard.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect historic features on site as per Policy D6 and national legislation.	0
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.	Development of site could result in more people having the opportunity to access and view the Standing Structure on site.	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
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal is for both private and affordable residential development.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements or affordable housing.	+

B0107 – Mains of Dyce

c.15 Houses 1.75ha

++	+	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	Development has the potential to impact North Kirkhill Burn (a tributary of River Don), which runs through the west of the site. 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?	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	- +

Site assessment question (click on links embedded in the text 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 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
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 small Burn running through the site may affect drainage. Potential for the areas closest to the Burn to be impacted if development is located within close proximity.	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	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
<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 Map the very north and north west of the site has a 0.5% chance of flooding happening in any one year (source: river). A small pocket in the east of the site has a 10% chance of flooding happening in any one year. Site is close to the River Don which is only 105m to the north. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for 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 part of the greenbelt and southern half of the site sits within the Green Space Network – this would be affected by development.</p> <p>Locally designated species on site: Starling. The site falls within an area of potential bat habitat (woodlands).</p> <p>Local Nature Conservation site (River Don Corridor) is just north of the site at the River Don. Outwith the site boundary, to the east is an area of ancient woodland.</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 Policy NE2 when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	-	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 							
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</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	+	

Site assessment question (click on links embedded in the text 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. However, in reality there will be an increase in vehicular movements as a result of any development.	Submitted Bid Documents		at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
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	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 1.1km.	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?		Site is greenbelt land and green space network, and although there are some buildings on site, much of the site is unused farmland. Development would result in the loss of open space on 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 e 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?		There is a core path running through a road central to the site, and another core path west of the site. Development is not expected to affect these.	GIS Layer on Core Paths/Cycle Lanes	+	N/A	+
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 farmland which is currently unused and has overgrown vegetation.	Submitted Bid Documents	+	Provision of new and/or retention of elements of existing green spaces within the site as part of the development. Due	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					regard will be given to Policy NE2.	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Parts of the site is greenfield land while a small part with residential buildings is brownfield. 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 Submitted Bid Documents	+	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.	+
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	Proposal's expected completion will be within the LDP timeframe. There is a pylon on site.	Submitted Bid Documents 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
pylons, underground gas pipelines etc.			Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	South facing site. Undulating and quite steep where the Burn is situated. Area is fairly open with some limited protection offered by trees close to the farm buildings.	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?	Access to site is very narrow. It would not be able to accommodate generated traffic.	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	Site is within 1km of local shopping and recreation facilities. Employment opportunities are within 500m and there is a bus stop 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	Landscape	There is little development around the site with the exception of the farmhouses. Development in this site would almost be an island as it is separated from other	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
exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		residential development in the general area by two roads.	Greenbelt and 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?		Site wits within an area of prime landscape – it is part of the River Don Valley. Development would be visible to traffic driving along the A947, which is a key gateway into Aberdeen.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 is brownfield – therefore the development will provide housing on part of a 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	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 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)	Mains of Dyce is Farmhouse, a Category C listed building sits just outside the northern boundary of the site. Development would be required to respect the setting of this listed building. Sites and Monuments Record shows a standing structure (farmstead) on site – House. Mains of Dyce (off Oldmeldrum Road). It is still in use and development is likely to affect it.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect any historic features of the standing structure, and the nature and setting of the listed building outwith the site 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 would provide private and affordable housing to meet local needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0108 – Land at Newton Croft

80 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?		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	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
supplies within 250m of the site which may be affected?			GIS Scottish Water Layer			
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	<p>According to the SEPA indicative flood map, there is little risk of flooding on the site. There have been no recorded flooding incidents on the site. There is one watercourse (Bucks Burn) just outside the northern 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 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>	Bio flora and fauna	<p>Development would negatively impact flora and fauna. Site is in the greenbelt and is part of the Green Space Network. The Bucksburn Local Nature Conservation Site is just to the west/south west of the site.</p> <p>Grey squirrels and Pipistrelle bats have been recorded on site.</p>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map	--	Due regard will be given to Policy NE2 when planning new developments to ensure habitat links are maintained and enhanced. 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
<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>			Site Visit		measures relative to the proposals.	
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The 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>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 encourages waste minimisation and 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.	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	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 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		Some loss of open space (Newton Terrace Playing Fields) as a result of development.	GIS Layer on Green Space Network (GSN)	-	Sufficient open space provision will be	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
accessibility to open space or result in a loss of open space?			Aberdeen Open Space Audit Existing LDP allocations for GSN		required as per the 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 proposes to include green links and a network of open spaces.	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.	-
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		A small area of the western edge of the site is identified as being potentially contaminated land. It was part of a former quarry that is now under commercial use. Development would have limited impact.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	0	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is	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
					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	Northwest facing site. Shelter is provided by established woodland to the south and west. Southern part of site slopes steeply from north to south. Most of the site is on quite a steep slope, with a gradient of 1:9.	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?	Access would be via Howes Road however further access would need to be created to serve the development.	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
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 800m of local shopping facilities, schools and a medical practice. Bus stops are available within 400m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Site is part of the greenbelt and green space network, although there are some residential development in the general area. It is currently used for agricultural grazing land. There is overgrown vegetation and some mature tree belts which would potentially be lost if the site is developed. There is a rubble boundary wall through the centre of the site which is likely to be lost if development were to go ahead.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing to meet local need.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0109 – Newton Farm

Employment 15.5ha

++	+	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 mitigatio n	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?		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	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?			GIS Scottish 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	Eastern boundary of the site falls within 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. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of business and industrial uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is fairly distant from local facilities however it is accessible by public transport. The closest bus stop is 400m away. Development has the potential to encourage use of private car which will have 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>-</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</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>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.		
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 							
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe. The site is next to the BP Oil Pipeline which has the possibility of restricting development.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	-	Consult HSE regarding the Pipeline to determine the potential risk of the pipeline to public safety.	-	+
Site aspect – does the site make best use of solar	Climatic factors	Mostly north western facing site that is open with little shelter. Gentle undulations	Submitted Bid Documents Aerial Map	-	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
gain? Is the site protected from prevailing winds?		throughout the site with a somewhat steeper slope towards the south.	Site Visit		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 via an access road that links to Dyce Drive.	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	Closest shopping facilities are at least 2km away. However, bus stops are available within 400m. Proposal would introduce employment opportunities to the area.	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	Landscape	Open landscape that is bound to the west by the AWPR. No significant tree belts surrounding the site. Development would interrupt the open landscape of the area especially because the site is quite elevated, although there are other business/industrial buildings further away from the site to the east. A hedge row sits along the northern boundary of the site. This is likely to be unaffected by development.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-		-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
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 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 <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 enable business and industrial uses on the site. This will help to spur economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0112 – Playing Fields, Stoneyton Terrace – Bid Withdrawn

B0114 – Rowett North New AECC

c.100-125 Houses 3.7ha

++	+	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 mitigatio n	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	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?			GIS Scottish Water Layer			
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	<p>The Corsehill Burn runs along the north boundary however there have been no flooding incidents on 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.	+
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>North of the site falls within an area of potential bat habitat.</p> <p>Site is largely arable land with allotments on the eastern part of the site.</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.	+

Site assessment question (click on links embedded in the text for 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>			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 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 500m. 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</p>	-	+

Site assessment question (click on links embedded in the text 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 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 Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Stoneywood Primary School as of 2018 is at 45% capacity, and by 2025 will be at 71% capacity. Bucksburn Academy as of 2018 is at 87% capacity, and by 2025 will be over capacity at 135%. A medical practice is available within 1.3km.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Although the site is zoned for business use, development will impact the open space whereby part of it is used for allotment purposes.	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 would result in loss of open space used by public as allotments. However, given that it is residential development it would have the opportunity to enhance the existing open space.	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 will be given 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 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. 						
<p>Will the site be delivered within the LDP timeframe?</p> <p>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p>	Material assets	<p>Proposal's expected completion will be within the LDP timeframe.</p> <p>Site is adjacent to a railway line to the east. The Airport LAeq Noise Contours go through the site meaning that there would be some disruption to prospective residents from aircraft noise.</p>	<p>Submitted Bid Documents</p> <p>GIS Layers for gas networks, gas pipelines,</p> <p>Site Visit</p>	+		+
<p>Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?</p>	Climatic factors	<p>East/west facing site that is flat albeit with little vegetation cover to protect from northerly winds.</p>	<p>Submitted Bid Documents</p> <p>Aerial Map</p> <p>Site Visit</p>	-	<p>Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.</p>	+
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	<p>Vehicular access to the site would be difficult given the railway line to the east severs it from what would be main access road (Stoneywood Road).</p>	Submitted Traffic Assessments	--	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p>	-
<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 400m of shopping and recreation areas. There are bus stops within 400m.</p> <p>Employment opportunities are available within 800m.</p>	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
			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	Eastern part of the site contains some ancient woodland. Development would negatively impact this. Site is also bound to the east by a railway line which will separate the development from surrounding residential uses – causing it to be an island.	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	++

Site assessment question (click on links embedded in the text 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
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 housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0115 – Rowett North New ACC

Employment 60ha

++	+	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 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</p>	-	+

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Site is 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.</p> <p>There have been recordings of Roe 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>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>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.</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>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>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 there will be an increase in vehicular movements as a result of any development.</p>	GIS Layers for bus routes/bus stops – shows you whether it's within 400m GIS Layers for cycle lanes/facilities Submitted Bid Documents	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	-	+
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							

Site assessment question (click on links embedded in the text 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	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. 							
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?		Although the site is zoned for business use and the proposal is for flexibility of the zoning, development will impact the open space whereby part of it is used for allotment purposes.	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.	-	
To what extent will the proposal affect core path links or other key access networks such		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 must safeguard core paths and rights of way 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
as cycle paths, coastal paths and rights of way?					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.	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 will be given to Policy NE2.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	--	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						
<p>Will the site be delivered within the LDP timeframe?</p> <p>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p>	Material assets	<p>Development will be delivered within the LDP timeframe.</p> <p>The site sits within the NATS Perwinnes Safeguarding area where development should not exceed 45m in height.</p>	<p>Submitted Bid Documents</p> <p>GIS Layers for gas networks, gas pipelines,</p> <p>Site Visit</p>	-	Consult NATS as part of the development management process.	+
<p>Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?</p>	Climatic factors	<p>Flat south facing site with some shelter from northerly winds.</p>	<p>Submitted Bid Documents</p> <p>Aerial Map</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?	<p>Vehicular access to the site would be via the A96 or Dyce Drive. Additional access roads would be needed within the development.</p>	<p>Submitted Traffic Assessments</p>	-	<p>Travel Assessment will be required to be submitted with the application.</p> <p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p>	+

Site assessment question (click on links embedded in the text 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 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 <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	There are some trees on site with overgrown bushes to the far east. Surrounding business uses means the proposal will not be out of keeping with the character of the general area.	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.	+
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		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.	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.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development 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),	Cultural heritage, incl architectural and archaeological heritage (and	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	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
inventory historic battlefields, world heritage sites or their setting?	links with landscape)				Policy D6 and national legislation.	
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Employment uses will provide opportunity for economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0117 – Persley Park

Residential 0.36ha

++	+	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	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		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?		Yes. Connections are 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	<p>River Don flows outwith the site boundary to the north 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.</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>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>Possible impact on River Don Local Nature Conservation Site which runs along the north of the site. Possible impact on tree belt north of the site.</p> <p>Site is zoned as Greenbelt. There is some ancient woodland outwith the site to the east, however, this is unlikely to be affected by development. Some mixed woodland and broadleaved woodland on site.</p> <p>Part of the site is classed as part of the Green Space Network.</p> <p>Site is an identified bat habitat. Protected species present on site. Records show whooper swan, European otter, song thrush, black-headed gull, swift and black-birdweed on site.</p> <p>Japanese knotweed, Indian balsam and giant hogweed present 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>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.</p> <p>Due regard to be given to the LNCS and to the 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>Effective treatment to stop invasive plants from spreading.</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 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>	+
<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 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 <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	Stoneywood School is running at 45% capacity and will be within capacity by 2025. Bucksburn Academy is currently within capacity (87%) but will be over capacity in 2020. A medical practice is available within 1.3km.	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?		Development will result in some loss of private open space and potentially some trees on the southern part of 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 in the LDP.	+
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.	Submitted Bid Documents	+	Provision of new and/or retention of elements of existing green spaces within the site as part of the development. Due	+

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

Site assessment question (click on links embedded in the text 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 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 Mugjemoss Road however the entrance to the site would need to be widened to accommodate extra traffic.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as the Roads Authority.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop and is less than 1km from local shopping facilities and employment opportunities.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<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	Landscape	<p>Although the site has already been developed as a caravan park, residential use would be likely to have a more significant impact on the surrounding landscape. The site is very visible from the A92 (between Haudagain roundabout and Persley Bridge).</p> <p>Residential uses would not be in keeping with surrounding uses.</p>	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	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
townscape and 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?		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 Assessment.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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	++

Site assessment question (click on links embedded in the text 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 a Category B listed structure – Persley Bridge outwith the site. Development is unlikely to have an impact on the standing structure.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database Historic Environment Record	0	Development must respect and the listed structure as per Policy D6 and national legislation.	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 would provide housing which will meet local needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0118 – Site 2, Cairnfield Place

Rezone to housing 0.10ha

++	+	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	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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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.	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	According the SEPA indicative Flood Risk Maps, there is no known risk of flooding and no recorded incidents of flooding on the site.	GIS Layers for Flood Risk Submitted Bid Documents	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>	Bio flora and fauna	<p>There site consists of overgrown weeds and bushes. There would be no loss or disturbance of wildlife habitat or species. There are no nature conservation designations affecting this site.</p> <p>Records show Japanese knotweed present 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>	+	Effective treatment to stop invasive plants from spreading.	+
<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 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 facilities and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely</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 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
		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.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	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. 						

Site assessment question (click on links embedded in the text 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	Brimmond School is running at 95% capacity and will be overcapacity in 2020. Bucksburn Academy is currently running at 87% capacity and will be over capacity in 2020.	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?		There will be no loss of quality public 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 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 overgrown vegetation and weeds.	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 will be given to Policy NE2.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit	+	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.	Submitted Bid 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	Site is generally flat and gently slopes southwards. It is south-western facing and sheltered with tree cover to the north.	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 accessible via Auchmill Road and Cairnfield Place.	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 200m of a bus stop. Bucksburn Neighbourhood Centre is within 400m of the site. There is also a Lidl supermarket and a medical practice within approximately 800m of the site. There are employment opportunities in the wider area around the site, and also 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. 						
<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	Existing site is vacant and nestled in between 2 residential properties. No impact on landscape features.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	++	N/A	++
Material Assets <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide residential uses 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

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 would provide housing which will meet local needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0119 – Site 3, Cairnfield Gardens

Rezone to housing 0.77ha

++	+	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	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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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.	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	According the SEPA indicative Flood Risk Maps, there is no known risk of flooding and no recorded incidents of flooding on the site.	GIS Layers for Flood Risk Submitted Bid Documents	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>	Bio flora and fauna	<p>Site contains several dated caravans, some of which are in use for residential purposes and there are some old vacant sheds. There would be no loss or disturbance of wildlife habitat or species.</p> <p>Some trees present on site - some potential loss of trees to the south and west.</p> <p>Records show Japanese knotweed present 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>Due regard must be given to Trees and Woodlands policy to ensure trees are retained where possible.</p> <p>Effective treatment to stop invasive plants from spreading.</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 500m of shopping and facilities and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely</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 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 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.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	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. 						

Site assessment question (click on links embedded in the text 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	Brimmond School is running at 95% capacity and will be overcapacity in 2020. Bucksburn Academy is currently running at 87% capacity and will be over capacity in 2020.	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?		There will be no loss of quality public 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.	+
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.	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 will be given to Policy NE2.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit	+	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.	Submitted Bid 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	Site is sheltered with some tree cover to south and west. Mostly eastern facing site. Site has been terraced to accommodate the caravans. It slopes gently eastwards with a gradient of approximately 1:9.	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 via Auchmill Road, Cairnfield Place and onto Cairnfield Crescent. An additional access road may be required to serve the development.	Submitted Traffic Assessments	+	Access road(s) would need to be delivered to the satisfaction of the Council as the 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 200m of a bus stop. Bucksburn Neighbourhood Centre is within 500m of the site. There is also a Lidl supermarket and a medical practice within approximately 1km of the site. There are employment opportunities in the wider area around the site, and also within 1.2km 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. 						
<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	There are views to Persley from the site. However, residential use on the site would be unobtrusive to the landscape as the site is bound by residential properties to the east and west, and vacant industrial units to the south.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	+	N/A	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide residential uses 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

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 would provide housing which will meet local needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0120 – Site 5, Blacksmiths Croft

Rezone to housing 1.75ha

++	+	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>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.s epa.org.uk/da ta- visualisation/ water- environment- hub/ OS Map GIS Hydrogeology Maps 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. 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	According the SEPA indicative Flood Risk Maps, there is no known risk of flooding and no recorded incidents of flooding on the site.	GIS Layers for Flood Risk Submitted Bid Documents	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>	Bio flora and fauna	<p>Site contains several caravans, most of which are in use for residential purposes.</p> <p>Site is bound to the south and west by Green belt and Green Space Network which comprises mature tree belts.</p> <p>A deer was spotted during the site visit. Pipistrelle bats present on site.</p> <p>Some potential loss of trees to the south, west and east. Records show Japanese knotweed present on site.</p> <p>Development will likely result in some loss/disturbance of wildlife habitats/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>Due regard will be given to 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>Effective treatment to stop invasive plants from spreading.</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 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 facilities and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely</p>	GIS Layers for bus routes/bus stops – shows you whether it's within 400m	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon 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
		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.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	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. 						

Site assessment question (click on links embedded in the text 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	Brimmond School is running at 95% capacity and will be overcapacity in 2020. Bucksburn Academy is currently running at 87% capacity and will be over capacity in 2020.	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?		Development will result in some loss of private open space and potentially some trees on 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 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.	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 will be given to Policy NE2.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit	+	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.	Submitted Bid 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	Site is sheltered with mature tree cover to the south, west and east. There are several trees around the site, outwith the boundary. Mostly eastern facing site. Site has been terraced to accommodate the caravans. It slopes gradually eastwards with a gradient of approximately 1:8.	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.	Material assets and climatic factors?	Site is accessible via Auchmill Road and Cairnfield Place. An additional access road may be required to serve the development.	Submitted Traffic Assessments	+	Access road(s) would need to be delivered to the satisfaction of the Council as the 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
Road network capable of 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 400m of a bus stop. Bucksburn Neighbourhood Centre is within 400m of the site. There is also a Lidl supermarket and a medical practice within approximately 1km of the site. There are employment opportunities in the wider area around the site, and also within 1.2km 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. 						
<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	Given the existing use of a caravan park and the surrounding tree belts, proposed residential use on the site will not have a significant impact on the surrounding landscape. Residential use would not be out of keeping with existing surrounding uses.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	+	N/A	+
Material Assets						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide residential uses 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 Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

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

B0121 – Site 6, Blacksmiths Croft

Rezone to housing 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
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	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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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.	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	According the SEPA indicative Flood Risk Maps, there is no known risk of flooding and no recorded incidents of flooding on the site.	GIS Layers for Flood Risk Submitted Bid Documents	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>	Bio flora and fauna	<p>Site comprises overgrown vegetation and a few trees and brick remains from previous quarry use.</p> <p>Site is part of the Green Space Network. Pipistrelle bats present on site.</p> <p>Records show Japanese knotweed present on site.</p> <p>Development may result in some loss/disturbance of wildlife habitats/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>Due regard will be given to 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>Effective treatment to stop invasive plants from spreading.</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 400m of shopping and facilities and there are bus stops within 400m. The site is in relatively good</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 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
		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.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	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. 						

Site assessment question (click on links embedded in the text 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	Brimmond School is running at 95% capacity and will be overcapacity in 2020. Bucksburn Academy is currently running at 87% capacity and will be over capacity in 2020.	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?		Development will result in fragmentation of the green space network, however it will improve the existing open space that is currently disused.	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 on site will sever GSN but has the potential to improve on the existing open space.	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 will be given to Policy NE2.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit	+	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.	Submitted Bid 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	Site has some tree cover. Mostly eastern facing site. There is a steep slope northwards and eastwards with a gradient of approximately 1:7.	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 via Auchmill Road and Cairnfield Place. An additional access road may be required to serve the development.	Submitted Traffic Assessments	+	Access road(s) would need to be delivered to the satisfaction of the Council as the 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 400m of a bus stop. Bucksburn Neighbourhood Centre is within 400m of the site. There is also a Lidl supermarket and a medical practice within approximately 1km of the site. There are employment opportunities in the wider area around the site, and also within 1.2km 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. 								
<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	There are some views to Persley from the site. However, residential use on the site will not have a significant impact on the landscape as there are residential properties adjacent to the site. Residential use would not be out of keeping with existing surrounding uses.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	+	-	N/A	+	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 								

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Development will provide residential uses 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

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 would provide housing which will meet local needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0122 – Site 7, Plot Adjoining Cairnfield Gardens

Rezone to housing 0.35ha

++	+	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	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.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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.	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
Can the option connect to the public foul sewer?	Water and Biodiversity, Flora and Fauna	Small pocket of poor drainage on part of the site.	OS Map GIS Hydrogeology Maps Site Visit	-	Careful design and siting of development and incorporate SUDS where possible.	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 the SEPA indicative Flood Risk Maps, there is no known risk of flooding and no recorded incidents of flooding on the site.	GIS Layers for Flood Risk Submitted Bid Documents	0	N/A	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for 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 consists of some overgrown weeds and bushes on the boundaries, and what appears to be vacant land that has partly naturalized from previously use.</p> <p>A section in the western part of the site is zoned as Greenbelt in the 2017 ALDP. Entire site is in the Green Space Network.</p> <p>Site is identified as being a potential bat habitat.</p> <p>There may be some potential loss of trees to the southwest.</p> <p>Records show Japanese knotweed present on site.</p> <p>Development would result in some loss/disturbance of wildlife habitat.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Due regard will be given to Green Space Network and Green Belt when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Ensure site design and layout incorporates landscaping (including native species) and mature trees on boundary that add to the biodiversity value of the area are retained.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Effective treatment to stop invasive plants from spreading.</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 densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 600m of shopping and facilities 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>	+
<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 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 <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Brimmond School is running at 95% capacity and will be overcapacity in 2020. Bucksburn Academy is currently running at 87% capacity and will be over capacity in 2020.	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?		Proposal will result in some loss and fragmentation of green belt and green space network.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	--	Sufficient open space and green space provision will be required as per Policy NE2. Due regard must be given to the Green Belt policy	-
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development on the site will sever the part that is designated green belt. It would also fragment parts of the green space network. However, development has the potential to improve on the existing open space.	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 in relation to the green space 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 Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is well-sheltered with a tree belt to the southwest. Mostly western facing site with a small section facing east.	Submitted Bid Documents Aerial Map	+	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
		There is a steep slope westward with a gradient of approximately 1:5 which allows access to the rest of the site which has gentle slopes.	Site Visit		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 via Auchmill Road, Cairnfield Place and onto Cairnfield Crescent. Additional access is likely to be required to serve the development.	Submitted Traffic Assessments	+	Access road(s) would need to be delivered to the satisfaction of the Council as the 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 300m of a bus stop. Bucksburn Neighbourhood Centre is within 500m of the site. There is also a Lidl supermarket and a medical practice within approximately 1.1km of the site. There are employment opportunities in the wider area around the site, and also within 1.3km 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. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the	Landscape	Although the site is situated on a slope, its development would not intrude significantly on the surrounding landscape, which is predominantly residential in nature. The site is bound by residential properties to the northwest and vacant industrial units to the east. Further north is a caravan park which in itself is residential in nature.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN	+	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?			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 residential uses 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	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	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?					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 would provide housing which will meet local needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

002 – Former Stoneywood School – Bid Withdrawn

B0123 – Howemoss

Employment Land 8.5ha

++	+	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>	<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>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps 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>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-</p>			<p>OS Map GIS Hydrogeology Maps</p>	0	<p>There will be a policy requiring all new development to install water-saving technologies.</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
scale abstraction or allow the de-culverting of a watercourse?						
Can the option connect to the public foul sewer?			GIS Scottish Water Layer	0		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		OS Map GIS Hydrogeology Maps	0		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		OS Map GIS Scottish Water Layer	0		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 the SEPA indicative Flood Risk Maps, there is high risk of surface water flooding along the Far Burn which runs along the northern part 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.	0
Biodiversity, Flora and Fauna						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<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>Northern boundary of the site falls within an area of potential bat habitat.</p> <p>There is a designated species on site.</p> <p>Protected species may be present.</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>Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?</p>		<p>Farburn Wood Local Nature Conservation Site lies immediately on the northern boundary. The site is an area of broadleaved woodland with a small burn running through the woodland. A small area of the woodland is used for dumping. There are also some areas of neutral and acid grassland</p>	<p>GIS Layers for LNCs, SSSIs</p>	<p>-</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>Climate Change Mitigation Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy.</p>						

Site assessment question (click on links embedded in the text 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	The provision of business and industrial uses on site will lead to increase of energy-use and consumption, transport movement and waste. Site is fairly distant from local facilities however it is accessible by public transport. The closest bus stop is 400m away. Development has the potential to encourage use of private car which will have 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	-	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 Local Air Quality Management thresholds being breached in Aberdeen's existing Air Quality Management Areas?	Air	Unlikely	Air Quality Action Plan Submitted Bid Documents	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
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.	+
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	Not applicable	Submitted Bid Documents	0		0
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	Employment development would not impact on education capacity.	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		Will not lead to the loss of public open space but open agricultural land will be lost. Can be mitigated through open space provision.	GIS Layer on Green Space Network (GSN) Aberdeen	-	Sufficient open space provision will be required as per the 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
accessibility to open space or result in a loss of open space?			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?		Core Path Kirkhill Forest to Kirkhill Industrial Estate (Standingstones) is adjacent to the northern boundary of the site. Cycle path along Dyce Drive (Dyce Drive: Argyll Road to Kirkhill Place).	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?		Above links could be enhanced through mitigation.	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 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	-		-
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		No contamination identified	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	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
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No peat identified on site	Peat and Carbon Rich soils Scotland's soils GIS Layers for Historic Land-use	0		0
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. The site is next to the Gas Pipeline which has the possibility of restricting development.	Submitted Bid Documents 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	Mostly north east facing site that is open with little shelter. Gentle undulations	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.	Material assets and climatic factors?	Site is accessible via an access road that links to Dyce Drive.	Submitted Traffic Assessments	+	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?					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	Closest shopping facilities are at least 2km away. However, bus stops are available within 400m.	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	The site sits within an area of Prime Landscape according to Aberdeen Landscape Character Assessment. The western side of the site is bound by the AWPR. No significant tree belts surrounding the site. A hedge row sits along the northern boundary of the site. There is an autobody workshop located on the eastern side of the site and Howe Moss Farm is also located here. The site is next to the Gas Pipeline. Stone field boundaries	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-		-
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	No impacts anticipated	Submitted Bid Documents Site Visit	0		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 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 enable business and industrial uses on the site. This will help to spur economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for 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
					affordable housing.	

B0124 – Standingstones

Employment Land 17.5ha

++	+	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>	<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>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>	+

Site assessment question (click on links embedded in the text for 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	According to the SEPA indicative Flood Risk Maps, there is no flooding on site. There is a small amount of surface water flooding close to the boundary on the read.	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
<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,</p>	Bio flora and fauna	Northern boundary of the site falls within an area of potential bat habitat. There is a designated species on site.	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 Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
otters, etc.						
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		Farburn Wood Local Nature Conservation Site lies immediately on the northern boundary. The site is an area of broadleaved woodland with a small burn running through the woodland. A small area of the woodland is used for dumping. There are also some areas of neutral and acid grassland	GIS Layers for LNCs, SSSIs	-	Due regard must be given to Policy NE2 when planning the development 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. Reduce vulnerability to the effects of climate change.						
What is the site overall impact in terms of	Climatic	The provision of business and industrial uses on site will lead to	GIS Layers for bus routes/bus	-	All new buildings must install low 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
carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Factors	increase of energy-use and consumption, transport movement and waste. Site is fairly distant from local facilities however it is accessible by public transport. The closest bus stop is 400m away. Development has the potential to encourage use of private car which will have long term negative impact on climatic factors through emissions.	stops – shows you whether it's within 400m GIS Layers for cycle lanes/facilities Submitted Bid Documents		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 Local Air Quality Management thresholds being breached in Aberdeen's existing Air Quality Management Areas?	Air	Unlikely	Air Quality Action Plan Submitted Bid Documents	0		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 must consider sustainable travel methods and sustainable construction	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					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	Not applicable	Submitted Bid Documents	0		0
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	Employment development would not impact on education capacity.	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?		Will not lead to the loss of public open space but open agricultural land will be lost. Can be mitigated through open space provision.	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.	+

Site assessment question (click on links embedded in the text 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?		Core Path Kirkhill Forest to Kirkhill Industrial Estate (Standingstones) is adjacent to the northern boundary of the site. Cycle path along Dyce Drive (Dyce Drive: Argyll Road to Kirkhill Place).	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?		Above links could be enhanced through mitigation.	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 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	-		-
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		No contamination identified	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	0		0
Is the proposal on peatland and could the development of the site lead to a loss of peat?	Climatic Factors and Soils	No peat identified on site	Peat and Carbon Rich soils Scotland's soils	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	
			GIS Layers for Historic Land-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	Proposal's expected completion will be within the LDP timeframe. The site is next to the Gas Pipeline which has the possibility of restricting development.	Submitted Bid Documents 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	Mostly north east facing site that is open with little shelter. Gentle undulations	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 via an access road that links to Dyce Drive.	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
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Closest shopping facilities are at least 2km away. However, bus stops are available within 400m.	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	The site sits within an area of Prime Landscape according to Aberdeen Landscape Character Assessment. The western side of the site is bound by the AWPR. There are stone boundaries present.	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 or recover existing on-site materials	Material Assets	No impacts anticipated	Submitted Bid Documents 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
/ 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 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 enable business and industrial uses on the site. This will help to spur economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+
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)	No historic or cultural elements on site. Standingstones stone circle scheduled ancient monument is approximately 200m to the west of the site.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Any development would be subject to Policy D6 Historic Environment to remove any impacts on the scheduled monument.	0
Will the option affect any Inventory Garden and Designed Landscape ?	Cultural heritage, incl links with landscape	Not applicable	GIS Layer for Gardens and Designated Landscapes	0		0
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		Submitted Bid Documents	0	It may be possible to enhance public access to the scheduled stone circle and increase public awareness of it.	+

B0239 – Land at Granitehill Terrace

12 units 0.3ha

++	+	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> <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>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 expected to be possible</p>	<p>GIS Scottish Water Layer</p>	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	
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	SEPA flood maps identify low risk from surface flooding to the very south of the site on it's boundary.	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>							
<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,</p>	Bio flora and fauna	The site is identified as woodland near water and therefore suitable as 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. Due regard must be given to Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
otters, etc.						
<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	<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 and amenities are within 800 metres</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>	-	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	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					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 Catchment Area/ Primary school catchment area.	Population and human health or material assets	This site would be zoned to the new Grandhome Development – Interim Provision provided at Forehill School and Oldmachar Academy. Both Forehill Primary and Oldmachar Academy are forecast to be under	GIS Layer for School Catchments Aberdeen School Roll	- +	Developer contributions may be required as appropriate to mitigate safe 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
Health provision.		capacity within the next 5 years although pupils may have issues these schools via a safe route.	Capacity		to school issues	
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 no core paths near to the site or other known paths. This would pose an issue for residents of the development.	GIS Layer on Core Paths/Cycle Lanes	--	Development will be required to 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 within the greenbelt, it appears to be once developed land, although now re-grown with vegetation and trees. Possible soil contamination during construction. Site is adjacent to Persely Sewage works.	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 development is for 12 units. It is anticipated that the expected development will be completed within 10 years of the plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+		+

Site assessment question (click on links embedded in the text 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 well sheltered and south facing.	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. Transport Statement or Transport 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	This is a limited range of available facilities within 400 metres of the site (Tesco superstore). A bus stop is located just over 400 metres away although this service is infrequent.	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	Landscape	The site is well sheltered, not well seen from the road and it is not anticipated that there would be any impact on the surrounding landscape.	Landscape Character Assessment Existing LDP	0	Enhance setting through careful design and landscaping to limit	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
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 GSN Site Visit		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 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.						

Site assessment question (click on links embedded in the text 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 proposes to provide 12 residential units, passing the threshold for affordable housing contributions.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

Appendix 8.2 Undesirable Sites: Ward 2 – Bridge of Don

B0203 – Mundurno	B0219 – Perwinnes
B0204 – Aberdeen Innovation Park	B0221 – Balgownie Area 2
B0205 – Aberdeen Energy Park	B0223 – Balgownie
B0206 – AECC Proposed Recycling Centre	B0224 – Balgownie Area 3
B0209 – West Dubford	B0226 – Balgownie Area 5
B0210 – Mundurno	B0227 – North of Balgownie
B0211 – Newton of Mundurno	B0228 – Land West of Balgownie Road
B0212 – AECC (OP13)	B0229 – Site adjacent to Persley Croft
B0213 – Shielhill North and South	B0230 – Land at Corse Hill
B0214 – Shielhill South	B0231 – Balgownie Area 2
B0215 – Berryhill Farm 1	B0233 – Shielhill South
B0216 – Berryhill Farm 2	B0234 – WTR Site Extension
B0217 – Berryhill Farm 3	B0235 – Campus One, Aberdeen Innovation Park
B0218 – Causewayend	B0236 – Land at Corsehill Farm
	B0237 – Land adj to Old Ellon Road
	B0238 – Rezone land adj to OP13

B0203 – Mundurno

Hotel/ Leisure 1.95ha

++	+	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>Development has potential to impact Mundurno Burn and Mill Lade, both located adjacent to the site. There is possibility of release of waterborne pollution into the waterbodies during construction.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA.	-
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?</p>		<p>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>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					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
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	Visible signs of poor drainage from the site visit. Sections of the site had overgrown reeds and were waterlogged.	OS Map GIS Hydrogeology Maps Site Visit	-	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>SEPA flood maps show there are some risks of flooding on the site from the Mundurno Burn and Mill Lade, both located adjacent to the site.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>	<p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>	<p>--</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>	Bio flora and fauna	<p>The National Biodiversity Network Atlas shows there are 136 species within the site. The proposal would result in the likely loss or disturbance of wildlife species and habitats. NESBReC records indicate the presence of Invasive Non-Native Plant Species Giant Hogweed in the area and locally designated Species include Wood Sandpiper and Peregrine.</p> <p>Greenbelt & green space network nature of the site will be impacted by the 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>	--	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.	-	
<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 hotel/leisure 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 is a 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	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		stop within 400m. Proposal is for a hotel/leisure use which would result in additional vehicular movements in the area – this will have a long term negative impact on climatic factors through emissions.	Submitted Bid Documents		generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	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	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Green space network will be interrupted. Proposal states it will preserve and enhance 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 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.	-

Site assessment question (click on links embedded in the text 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.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Flat, southwest facing site 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?	From the B999 there is a Public House Access Road to the south-west of the site. However, this would have to be widened to accommodate traffic from the proposed uses.	Submitted Traffic Assessments	--	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel Assessment will be required to 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
					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 800m of local facilities. It is also within 400m of a bus stop.	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	Site is characterized as open farmland in the Landscape Character Assessment. There will be no loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls. However, site is on greenbelt land and there is no development except a single hotel. Development would significantly interrupt the existing greenbelt and open landscape.	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	Material Assets and	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
could therefore compromise the waste handling operation?	Human Health		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 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 hotel and leisure uses will introduce employment opportunities into the area and will boost economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0204 – Aberdeen Innovation Park

Employment, Mixed Use & Retail 13.7ha

++	+	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 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>	-	+

Site assessment question (click on links embedded in the text 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	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	SEPA flood maps show there is little risk of flooding on the site. To the west, east and south east of the site, it is identified that there is a 10% chance of flooding happening in any one year as a result of surface water. However, no previous flooding incidents have been recorded. 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.	+
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>Green Space Network Policy applies largely in the centre of the site and the western and southern boundary. To the south of the site there is ancient and semi-natural woodland. The site falls within an area of potential bat habitat. Majority of the site has already been developed on. Further development would likely result in some loss or disturbance of wildlife.</i></p> <p><i>Non-Native Plant Species Rhododendron on the site; Designated Species Eurasian Red Squirrel, Peregrine, Woodcock, Swift, Bullfinch, Whooper Swan, Starling, European Otter, West European Hedgehog and Song Thrush on site.</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>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.</p> <p>Due regard to be given to the LNCS and to the 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>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<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 T3.</p>	<p>-</p>	<p>+</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 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. 						
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	Much of the site is developed with limited open space remaining.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	0	N/A	0
To what extent will the proposal affect core path links or other key access networks such		Core path running through the site will remain unaffected by the development.	GIS Layer on Core Paths/Cycle Lanes	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
as cycle paths, coastal paths and rights of way?						
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development will have limited impact on the Green Space Network that is through the site. It would have opportunities however to enhance connections to the 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	Most of the site is on brownfield land whereas the undeveloped parts are greenfield land. 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 Submitted Bid Documents	+	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.	+

Site assessment question (click on links embedded in the text 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 are three areas of the site (one in the north, one in the east and one in the south) identified as being potentially contaminated. However, as majority of the site is already extensively developed and is in current use, the likelihood of major contamination is small.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	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 south facing site with good shelter from northerly winds.	Submitted Bid Documents 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
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site has good access.	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 good proximity to local facilities (within 800m) and is within 400m of bus stops.	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	Several mature tree belts around the site. New development in current undeveloped spaces on the site would likely result in some loss or disturbance of existing tree belts.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Careful design and siting of development to ensure no trees are lost.	0
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	Where existing buildings within the site would be utilised, development will provide mixed uses on sites that are 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
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)	One listed building: Balgownie Lodge Category B Listed building . Records show 3no sites and monuments on site: Balgownie House , Balgownie Lodge , described as a manor/castle and Balgownie Lodge (standing structure) .	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development must respect and preserve/enhance the listed building as per Policy D6 and national legislation.	+
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Mixed uses will increase vibrancy in the overall area, provide employment opportunities and will have a positive impact on economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements or affordable housing.	+

B0205 – Aberdeen Energy Park

Employment, Mixed Use & Retail 30.1ha

++	+	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. 							
<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. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.</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>	-	+

Site assessment question (click on links embedded in the text 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	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	No known risks of flooding. 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.	+
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 adjacent to Balgownie/Blackdog Links Local Nature Conservation site and Green Space Network.</p> <p>Locally designated species recorded on site: Linnet, Eider, Peregrine, Redwing, Slender Trefoil, Brambling, Spotted Flycatcher, Song Thrush, Lapwing, Swift and Dunnock.</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>	-	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>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 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</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		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.	Submitted Bid Documents		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development 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?	Population and human health or material assets	Much of the site is developed with limited open space remaining.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	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	Most of the site is on brownfield land whereas the undeveloped parts are greenfield land. 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 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		Some contamination is present on site within several buildings. However, as majority of the site is already extensively developed and is in current	GIS Layers for contamination, Historic	-	Site investigation should be carried out. Policy R2 states that all 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
so, will the option reduce contamination?		use, the likelihood of major contamination is small.	Land-use, Landscape Character Assessment		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	Flat south facing site with good shelter from northerly winds.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities.	Material assets and climatic factors?	Site has good access. Mixed uses would result in additional traffic.	Submitted Traffic Assessments	-	Transport Assessment and Travel Plan may be required 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
Road network capable of accommodating traffic generated?					planning application. Development must comply with Policy T2.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within good proximity to local facilities (within 800m) and is within 400m of bus stops. Proposed use would provide employment.	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	Several mature tree belts around the site. New development in current undeveloped spaces on the site may result in some loss or disturbance of existing trees.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Careful design and siting of development to ensure no trees are lost.	- +
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	Where existing buildings within the site would be utilised, development will provide mixed uses on sites that are 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
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	Proposed business/industrial uses will provide employment opportunities and will have a positive impact on economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0206 – AECC Proposed Recycling Centre

Employment 18.4ha

++	+	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 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	-	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		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?		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.	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 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 Submitted Bid Documents	-	Drainage Impact Assessment would 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>Bats have been recorded on site. Other locally designated species are: Grey Partridge, Red-backed Shrike, Kestrel.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	- +	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Opportunities for habitat enhancements/ green spaces/ corridors.</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. 						
What is the site overall impact in terms of carbon emissions (using SPACE -	Climatic Factors	<p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p>	GIS Layers for bus routes/bus stops – shows	-	All new buildings must install low and zero 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
Spatial Planning Assessment of Climate Emissions)?		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.	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. 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, 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
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield. Undeveloped areas present within the site. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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.	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	The proposer has not indicated development start or completion timescales.	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	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.	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.	+

Site assessment question (click on links embedded in the text 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?	Vehicle access for business/industrial uses would not pose traffic problems.	Submitted Traffic Assessments	+	TA and TP 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 borders the Aberdeen Science and Technology Centre, and the proposed retail use would provide employment. Site is within 400m of bus stops.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	N/A	++
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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
Planning Policy – Planning for Zero Waste?						
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	The proposal will provide employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0209 – West Dubford

61 Houses 9.18ha

++	+	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	Does the development ...	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent to the South Mundurno Burn ('bad 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.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		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	Does the development ...	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 possible.	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 being at risk of flooding according to SEPA Flood Risk maps. However, it is in close proximity to an area at risk of low, medium and high flooding (pluvial and fluvial) associated with the South Mundurno Burn to the north-east and north-west of Sheilhill Road. The site is however well elevated from these areas. Development would likely result in increased surface water run-off through provision of hardstanding, therefore there is some potential for an increase in off-site flood risk.	GIS Layers for Flood Risk	-	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	Does the development ...	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>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 entirety of the site is covered by Local Nature Conservation Site designation (Scotstown Moor/Perwinnes Moss) and is designated Green Space Network.</p> <p>The site is largely covered in gorse scrubland, there is likely to be some loss or disturbance of wildlife habitat or species. Identified as priority habitat HE1 European dry heath.</p> <p>Parts of the site are identified as being areas of potential bat habitat. A number of protected and locally important species including birds, mammals and invertebrates are identified (on site or within 100m buffer) many of which may be impacted by the proposal.</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> <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>Site is within 1-1.5km of shopping and recreation areas and there is a bus stop within 500m. The site is in moderately good proximity to local</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for 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</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Does the development ...	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		facilities and is less likely to significantly 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.	Check distance to local facilities Submitted Bid Documents		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.	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. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Does the development ...	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	<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 1.6km from the site.</p>	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions (education) will be required.	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 will result in the loss or fragmentation of existing open space (green space) upon which there is a path network.	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 sever the GSN, resulting in its fragmentation.	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	Does the development ...	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 10 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	There is little shelter from northerly winds through topography or vegetation. The site is elevated, north facing and exposed.	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.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Does the development ...	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?	No significant road network issues identified. Possible cumulative impacts with nearby Dubford development.	Submitted Traffic Assessments	-	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.	+
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	--	Dubford development may provide local facilities in the future.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site is prominent in the surrounding landscape, with the land rising to the south. Site is fairly well related to the emerging Dubford settlement.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Does the development ...	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		The current land cover is scrub and gorse which is a distinctive feature of the area. There is no likely loss or disturbance of and trees, woods or stone walls.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	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.	Submitted Bid Documents 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) 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 <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	Does the development ...	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 to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0210 – Mundurno

1000 Houses & Local Centre c.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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent to the South Mundurno Burn ('bad 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.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. Development may represent an opportunity to remedy condition of the burn. 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			OS Map	-	Scottish Water have confirmed that 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
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.	GIS Hydrogeology Maps		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?		New connections required. Connections available to the south (Dubford).	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	The land between the industrial area and the A92 is partially waterlogged, including other areas on the site. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset 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	
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	<p>The site is currently identified as being at risk of flooding according to SEPA Flood Risk maps (small pockets of surface water flooding throughout), and is in close proximity to the area at risk of low, medium and high flooding (pluvial and fluvial) associated with the South Mundurno Burn to the south. Development would likely result in increased surface water runoff through provision of hardstanding, therefore there is some potential for an increase in on and off-site flood risk.</p>	<p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	-	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							

Site assessment question (click on links embedded in the text for 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	Parts of the site are identified as being areas of potential bat habitat, with some sightings. A number of protected and locally important species are identified (on site or within 100m buffer) many of which may be impacted by the proposal.	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. Habitat enhancements may reduce residual impact on habitat/species.	-	+
<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	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 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	-	+

Site assessment question (click on links embedded in the text 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 Submitted Bid Documents		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.	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. 							

Site assessment question (click on links embedded in the text 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	Site lies within Greenbrae Primary School and Old Machar Academy catchment areas. Greenbrae Primary School has a 71% capacity. Forecasts show there is enough capacity in the long term. Old Machar Academy has a capacity of 69%. Forecasts show it will go overcapacity in 2024 (102%). Given the development is for 1,000 units, the schools would not be able to cater for this.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity, requiring the provision of a new school.	0
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 Core Paths/Cycle Lanes	0	N/A	+
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 GSN, resulting in its fragmentation.	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.	Site Visit	-	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
		Possible soil contamination during construction.	Submitted Bid Documents		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?		<p>Quarrying of sand and gravel have taken place extensively to the north of the site, and landfill operations have taken place on land immediately to the north of the site at Hill of Tramaud. Suitable protective measures could protect the development option site from possible leaching from the landfill site. Former quarry holes within the development option site may have been used for dumping of various materials, and full ground investigations would be needed to safeguard against contamination on the site.</p> <p>Part of the site has been used for landfilling and as a pre-cast concrete works, and a range of contaminants have been found at this area. Contaminants include asbestos, domestic and commercial and industrial waste. Elevated levels of ground gases have also been detected in this area. The site is also in close proximity to the former Hill of Tramaud Landfill site.</p>	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Development may provide opportunity to remedy condition of site in respect of contamination.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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	The proposer has estimated that the expected development completion will be within 10 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	Predominantly flat, south facing and exposed.	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?	Potentially significant road network issues. Possible cumulative impacts with nearby Dubford development.	Submitted Traffic Assessments	-	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.	+
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.	-

Site assessment question (click on links embedded in the text 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 open character of the fields in the site, rising up to Mundurno farmhouse, with views across the site possible both from the A92 and the B999, makes the site particularly sensitive to development. Views of the North Sea are also visible eastwards. The site falls within the gap between Bridge of Don and Potterton classed in the Landscape Strategy for Aberdeen as a 'landscape of local significance'. The B999 would sever this site from the existing settlement of Denmore, and due to the differing topography, would make this visually and functionally a new settlement.	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 ?		The cluster of mature trees surrounding Mundurno farmhouse is a strong feature in the landscape, made more prominent by the open character of the surrounding fields.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development 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 are several archaeological sites identified within the wider site.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Policy D6 supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets could be 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing and some employment.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0211 – Newton of Mundurno

1000 Houses & Local Centre c.130ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigatio n	Mitigation if appropriate?	Scoring – post 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?		No known constraints to infrastructural capacity. New connections required.	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>There are records of previous surface water flooding in small pockets across the site. The Blackdog Burn runs to the northeast of the site and has a 0.5% (medium) chance of flooding in any one year. Development would likely result in increased surface water run-off through provision of hardstanding, therefore there is some potential for an increase in on and off-site flood risk.</p>	<p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	-	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							

Site assessment question (click on links embedded in the text for 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 several tree belts along the B999, along the AWPR and limited vegetation and field boundaries between some of the fields.</p> <p>The site is an area of potential bat habitat. Lapwigs 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>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> <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 and other uses 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>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</p>	- +

Site assessment question (click on links embedded in the text 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 Submitted Bid Documents		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, this scale of development is likely to 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. 							

Site assessment question (click on links embedded in the text for 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.</p>	Population and human health or material assets	<p>Site lies within Greenbrae Primary School and Old Machar Academy catchment areas.</p> <p>Greenbrae Primary School has a 71% capacity. Forecasts show there is enough capacity in the long term. Old Machar Academy has a capacity of 69%. Forecasts show it will go overcapacity in 2024 (102%). Given the development is for 1,000 units, the schools would not be able to cater for this.</p>	<p>GIS Layer for School Catchments Aberdeen School Roll Capacity</p>	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity, requiring the provision of a new school(s).	0
<p>Soils</p> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	<p>Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.</p>	<p>Site Visit Submitted Bid Documents</p>	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
<p>Deliverability/Sustainability Constraints</p> <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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	The proposer has estimated that the expected development completion will be within 10 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	Predominantly flat, south-east facing and exposed.	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?	Potentially significant road network issues. Possible cumulative impacts with nearby proposed development to the south.	Submitted Traffic Assessments	-	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.	- +
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.	-

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 open character of the fields on the site, with views across the site possible from the B999 and the AWPR makes the site particularly sensitive to development. Views of the North Sea are also visible when looking eastwards across the B999. The site falls within the gap between Bridge of Don and Potterton classed in the Landscape Strategy for Aberdeen as a 'landscape of local significance'. Such extensive development would intrude into the open countryside and have an unacceptable impact on the landscape setting of the city.</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.	--
<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>The cluster of trees along the B999 and along the AWPR are a strong feature in the landscape, made more prominent by the open character of the surrounding fields. The entire site is classified as open farmland. The eastern part of the site is also classified as Prime Landscape in the Landscape Character Assessment.</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.	--
<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
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
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 are several archaeological sites identified within the wider site e.g. consumption dykes.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Policy D6 supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0212 – AECC (OP13)

Mixed Use 16.7ha

++	+	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>Site is adjacent to a number of open and culverted watercourses that deposit into the Don Estuary. Development may result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the estuary (during and/ or post-construction), either worsening or limiting efforts to maintain its current status/ condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map 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. CEMP may be required.</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?		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.	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 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 Submitted Bid Documents	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	-	+
Biodiversity, Flora and Fauna							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	Possible impact on 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	- +	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. Opportunities for habitat enhancements/ green spaces/ corridors.	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning)	Climatic Factors	Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.	GIS Layers for bus routes/bus stops – shows	--	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)?		Park and Ride bus route 20 runs along Claymore Drive – the bus stop is 300m away. Additional bus routes (1/2, 40, 60-62, 290, N62, X67) run along Ellon Road – bus stop is approx. 570m away.	you whether it's within 400m GIS Layers for cycle lanes/facilities Check distance to local facilities Submitted Bid Documents		generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, 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. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
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?		No public open space within site at present.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	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	Brownfield. Undeveloped areas present within the site. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	+	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe?	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	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
Other site servicing constraints, e.g. electricity 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	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.	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?	Retail element of proposal may result in network capacity issues.	Submitted Traffic Assessments	-	TA and TP 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 borders the Aberdeen Science and Technology Centre, and the proposed retail use would provide employment.	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. 						

Site assessment question (click on links embedded in the text for 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	Development would retain the existing building Exhibition Centre and reuse it for retail (10,000m ²). It is proposed to introduce a 7,000m ² building within the parking to accommodate further retail use. This scale of additional development would have significant intrusion to the existing landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
<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	Existing buildings on site to be retained and reused, supplemented by new buildings.	Submitted Bid Documents 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	++

Site assessment question (click on links embedded in the text 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	The proposal will provide employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0213 – Shielhill North and South

660 Houses & Retail 52.7ha

++	+	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 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 ('bad 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.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		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	
allow the de-culverting of a 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?		New connections required. Connections available to the south (Dubford).	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	It is anticipated due to the proximity of the existing water infrastructure a connection will be made to the existing public water main recently installed in Shielhill Drive to the south of the development 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	The Mundurno Burn runs on the opposite side of Shielhill Road from the site. It is prone to flooding (pluvial and fluvial). SEPA Flood Maps show there is a low (0.1%) chance of flooding in a small pocket on the southern site of the site adjacent to Shielhill Road. Hard development would need to avoid this area. Other small pockets of surface water flooding on site. Development would likely result in increased surface water run-off through provision of hardstanding,	GIS Layers for Flood Risk	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. Flood Risk Assessment may 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	
		therefore there is some potential for an increase in off-site flood risk.					
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>Green Space Network designation covers the southern part of the site.</p> <p>The site is identified as an area of potential bat habitat and the presence of Pipistrelle Bats have been recorded within 100m of the site. Protected species may be an issue 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>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>	-	+
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 and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 1-1.5km of shopping and recreation areas and there is a bus stop within 500m. The site is in moderately good proximity to local facilities and is less likely to significantly 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>Check distance to local 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	<p>Not likely to have a significant impact on air quality. However development of this scale will likely result in 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</p>	-	+

Site assessment question (click on links embedded in the text 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	Site lies within Greenbrae Primary School and Old Machar Academy catchment areas . Greenbrae Primary School has a 71% capacity. Forecasts show there is enough capacity in the long term. Old Machar Academy has a capacity of 69%. Forecasts show it will go overcapacity in 2024 (102%). Given the development is for 660 units, the schools would most likely not be able to cater for this. Old Machar Medical Practice is approximately 1.6km from the site.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions (education) will be required.	0
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 GSN, resulting in its fragmentation.	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. 						

Site assessment question (click on links embedded in the text 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	Most of the 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?		There are two potential areas of contamination that would need investigation at the former sand pit at Hillhead of Mundurno and Shielhill Quarry. These sites were used for sand extraction and were 'restored' by 2001. There is therefore the potential for some contamination.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Development should provide opportunity to remedy condition of site in respect of contamination 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	The proposer has estimated that the expected development completion will be within 10 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	Predominantly flat, south facing and exposed.	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?	Potentially significant road network issues. Possible cumulative impacts with nearby Dubford development.	Submitted Traffic Assessments	-	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.	+
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 available.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Development may provide the impetus for future 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	Landscape	This forms part of an area which acts as a green space buffer between Bridge of Don and Potterton and has the green belt function of helping to protect the identity of both areas. The Sheilhill Road north of Dubford forms a much more robust green	Landscape Character Assessment Existing LDP allocations for	-	Retain and enhance setting 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
exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		belt boundary than the field boundaries proposed here.	Greenbelt and 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?		The area is sparsely populated open farmland with few landscape features other than field boundaries and roads.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	N/A	0
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
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)	Sites and Monuments records at Newton of Mundurno – spring and farmstead and the Waterwheel to the south. To the immediate east of the site, a stone circle at Dubford is a Scheduled Ancient Monument.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	+
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate 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
improvement, health and safety.					environmental improvements and affordable housing.	

B0214 – Shielhill South

100 Houses & Retail 5.16ha

++	+	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 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 ('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	-	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 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	
allow the de-culverting of a 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?		New connections required. Connections available to the south (Dubford).	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	It is anticipated due to the proximity of the existing water infrastructure a connection will be made to the existing public water main recently installed in Shielhill Drive to the south of the development 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	The Mundurno Burn (located south of Shielhill Road and outwith the site boundary) is prone to flooding with indicative maps showing low risk of both surface water and river water flooding occurring at the bid site entrance. Within the site itself two areas have been identified towards the central and northern sections which are at low-high risk of surface water flooding. Hard development should avoid these areas.	GIS Layers for Flood Risk	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate. Flood Risk Assessment may be required,	-	+
Biodiversity, Flora and Fauna							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	Green Space Network designation covers the entire site. The site is identified as an area of potential bat habitat and the presence of Pipistrelle Bats have been recorded within 100m of the site. Other protected species according to NESBReC records is Wych Elm.	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 will be given to 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 overall impact in terms of carbon emissions (using SPACE - Spatial Planning)	Climatic Factors	The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.	GIS Layers for bus routes/bus stops – shows	-	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)?		Site is within 1-1.5km of shopping and recreation areas and there is a bus stop within 500m. The site is in moderately good proximity to local facilities and is less likely to significantly 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.	you whether it's within 400m GIS Layers for cycle lanes/facilities Check distance to local facilities Submitted Bid Documents		generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		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. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
<p>Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.</p>	Population and human health or material assets	<p>Site lies within Greenbrae Primary School and Old Machar Academy catchment areas.</p> <p>Greenbrae Primary School has a 71% capacity. Forecasts show there is enough capacity in the long term. Old Machar Academy has a capacity of 69%. Forecasts show it will go overcapacity in 2024 (102%). Given the development is for 100 units, the schools would most likely not be able to cater for this.</p> <p>Old Machar Medical Practice is approximately 1.6km from the site.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	-	Developer contributions (education) may be required.	0
<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>No public open space within the site.</p>	<p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p>	0	Sufficient open space provision will be required as per Policy NE2 in the LDP.	+
<p>To what extent will the proposal affect core path links or other key access networks such as cycle</p>		<p>Proposal will not affect nearby core path links.</p>	<p>GIS Layer on Core Paths/Cycle Lanes</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
paths, coastal paths and rights of way?						
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 GSN, resulting in its fragmentation.	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	Brownfield. Previously a quarry.	Site Visit Submitted Bid Documents	+	Development may provide opportunity to remedy condition of site in respect of contamination.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site forms part of Shielhill Quarry which is a potential area of contamination that would need investigation. The site was used for sand extraction and was 'restored' by 2001. There is therefore the potential for some contamination.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Development should provide opportunity to remedy condition of site in respect of contamination according to 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. 						

Site assessment question (click on links embedded in the text 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	The proposer has estimated that the expected development completion will be within 10 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	Predominantly flat, south facing and exposed.	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?	Potentially significant road network issues. Possible cumulative impacts with nearby Dubford development.	Submitted Traffic Assessments	-	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.	+
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	--	Development may provide the impetus for future facilities. Commercial and community facilities 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
					be provided within site.	
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	This forms part of an area which acts as a green space buffer between Bridge of Don and Potterton and has the green belt function of helping to protect the identity of both areas. The Sheilhill Road north of Dubford forms a robust green belt boundary. Development would be obtrusive into the otherwise undeveloped land around the site with no clear boundary to limit further expansion.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded	0	New development will be required to provide sufficient space for the storage of general	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
storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?			Zero Waste Plan) Submitted Bid Documents		waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing. Environmental improvements through removal of on site contamination.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0215 – Berryhill Farm 1

850 Houses & Retail 59ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent to the South Mundurno 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	-	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 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	
allow the de-culverting of a 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?		No known constraints to infrastructural capacity. New connections required.	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 are records of previous surface water flooding in small pockets across the site. 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). The Glashieburn runs east-west through the site's mid point and poses a similar flood risk. 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	-	Drainage Impact Assessment would be required to be submitted with planning application with 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. 							

Site assessment question (click on links embedded in the text for 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 land is cultivated and appears largely devoid of any woodland, tree cover or natural habitat. The northern part of the site is classified as Green Space Network (open and semi-natural). The site is identified as an area of potential bat habitat. Protected species within 100m of the site may be an issue. NESBReC data shows the following locally designated species: Eider.</p> <p>Balgownie/Blackdog Links Local Nature Conservation Site lies to the west.</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> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	The provision of residential and other uses on site 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>	-	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	-	+

Site assessment question (click on links embedded in the text 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 Submitted Bid Documents		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, such an increase in development as proposed will likely result in some 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. 							

Site assessment question (click on links embedded in the text 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	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. 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%). Given the development is for 850 units, the schools would most likely not be able to cater for this.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity, requiring the provision of a new school(s).	0
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development may provide opportunity to enhance the green network through the site i.e. Green Space Network.	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 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
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Evidence of some potential contamination at Berryhill Farm Mill dam & sluice that would need investigation.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Development should provide opportunity to remedy condition of site in respect of contamination according to 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	The proposer has estimated that the expected development completion will be within 10 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	Predominantly flat, south-east facing and exposed.	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 -	Material assets and climatic factors?	Potentially significant road network issues. Possible cumulative impacts with nearby proposed development to the south.	Submitted Traffic Assessments	-	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?					Council as Roads Authority. TS or TA 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	Stagecoach bus routes (50/51, 260/263, 267/268) going out to Ellon, Mintlaw and Fraserburgh run along Ellon Road. The closest bus stop is more than 1km away. Bridge of Don Retail Park is less than 800m away. Braehead Way is 2.2km away.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	Provision of future services and linkages and facilities within site.	+
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	Housing development would be unconnected to Denmore because of the A92 (Ellon Road). Without sensitive masterplanning, it could also interfere with views of the North Sea which visible eastwards from the A92 as you drive into Aberdeen.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	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
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. It is classed as prime landscape in the Aberdeen City Landscape Character Assessment.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	--
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There are several archaeological sites identified within the wider site. Evidence suggests there are probably bronze age pits, pot holes and flints running across most of the site. There is also a farmstead – Findlay Croft.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	The LDP supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful impacts.	+
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0216 – Berryhill Farm 2

1000 Houses & Retail 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 <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent to the South Mundurno 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	-	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 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	
allow the de-culverting of a 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?		No known constraints to infrastructural capacity. New connections required.	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 are records of previous surface water flooding in small pockets across the site. 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). The Glashieburn runs east-west through the site's mid point and poses a similar flood risk. 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	-	Drainage Impact Assessment would be required to be submitted with planning application with 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. 							

Site assessment question (click on links embedded in the text for 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 land is cultivated and appears largely devoid of any woodland, tree cover or natural habitat. The northern part of the site is classified as Green Space Network (open and semi-natural). The site is identified as an area of potential bat habitat. Protected species within 100m of the site may be an issue. NESBReC data shows the following locally designated species: Eider.</p> <p>Balgownie/Blackdog Links Local Nature Conservation Site lies to the west.</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> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	The provision of residential and other uses on site 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>	-	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	-	+

Site assessment question (click on links embedded in the text 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 Submitted Bid Documents		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, such an increase in development as proposed will likely result in some 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. 							

Site assessment question (click on links embedded in the text 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	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. 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%). Given the development is for 1000 units, the schools would most likely not be able to cater for this.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity, requiring the provision of a new school(s).	0
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development may provide opportunity to enhance the green network through the site i.e. Green Space Network.	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 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
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Evidence of some potential contamination at Berryhill Farm Mill dam & sluice that would need investigation.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Development should provide opportunity to remedy condition of site in respect of contamination according to 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	The proposer has estimated that the expected development completion will be within 10 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	Predominantly flat, south-east facing and exposed.	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 -	Material assets and climatic factors?	Potentially significant road network issues. Possible cumulative impacts with nearby proposed development to the south.	Submitted Traffic Assessments	-	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?					Council as Roads Authority. TS or TA 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	Stagecoach bus routes (50/51, 260/263, 267/268) going out to Ellon, Mintlaw and Fraserburgh run along Ellon Road. The closest bus stop is more than 1km away. Bridge of Don Retail Park is less than 800m away. Braehead Way is 2.2km away.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	Provision of future services and linkages and facilities within site.	+
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	Housing development would be unconnected to Denmore because of the A92 (Ellon Road). Without sensitive masterplanning, it could also interfere with views of the North Sea which visible eastwards from the A92 as you drive into Aberdeen.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	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
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. It is classed as prime landscape in the Aberdeen City Landscape Character Assessment.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	--
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish 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
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There are several archaeological sites identified within the wider site. Evidence suggests there are probably bronze age pits, pot holes and flints running across most of the site. There is also a farmstead – Findlay Croft.	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.	+
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0217 – Berryhill Farm 3

2000 Houses & Retail 131.2ha

++	+	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	Site is severed by South Mundurno 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	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. Drainage Impact Assessment will 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 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	
allow the de-culverting of a 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?		No known constraints to infrastructural capacity. New connections required.	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 are records of previous surface water flooding in small pockets across the site. 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). The Glashieburn runs east-west through the site's southern section and poses a similar flood risk. 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	-	Drainage Impact Assessment would be required to be submitted with planning application with 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. 							

Site assessment question (click on links embedded in the text for 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 land is cultivated and appears largely devoid of any woodland, tree cover or natural habitat. The northern part of the site is classified as Green Space Network (open and semi-natural). The site is identified as an area of potential bat habitat. Protected species within 100m of the site may be an issue. NESBReC data shows the following locally designated species: Eider, Woodcock, Barn Owl. Protected species within the site may be an issue.</p> <p>Balgownie/Blackdog Links Local Nature Conservation Site lies to the west.</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> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	The provision of residential and other uses on site 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>	-	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	-	+

Site assessment question (click on links embedded in the text 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 Submitted Bid Documents		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)?		Not likely to have a significant impact on air quality. However, such an increase in development as proposed will likely result in some 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. 							

Site assessment question (click on links embedded in the text 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	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. 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%). Given the development is for 2,000 units, the schools would most likely not be able to cater for this. A primary school could be provided on site.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity, requiring the provision of a new school(s).	0
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.	GIS Layer on Core Paths/Cycle Lanes	0	N/A	0
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development may provide opportunity to enhance the green network through the site i.e. Green Space Network.	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 predominantly greenfield land. Short term adverse effects on soil.	Site Visit	-	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
		Possible soil contamination during construction.	Submitted Bid Documents		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 of some potential contamination at Berryhill Farm Mill dam & sluice and Tarbothill Farm that would need investigation.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Development should provide opportunity to remedy condition of site in respect of contamination according to 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	The proposer has estimated that the expected development completion will be within 10 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	Predominantly flat, south-east facing and exposed.	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.	+

Site assessment question (click on links embedded in the text 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. Possible cumulative impacts with nearby proposed development to the south.	Submitted Traffic Assessments	-	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.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Stagecoach bus routes (50/51, 260/263, 267/268) going out to Ellon, Mintlaw and Fraserburgh run along Ellon Road. The closest bus stop is more than 1km away. Bridge of Don Retail Park is less than 800m away. Braehead Way is 2.8km away.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	Provision of future services and linkages and facilities within site.	+
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	Landscape	Housing development would be unconnected to Denmore because of the A92 (Ellon Road). Without sensitive masterplanning, it could also interfere with views of the North Sea which visible eastwards from the A92 as you drive into Aberdeen. The land north of the current employment allocation forms part of an area which acts as a green space buffer between Bridge of Don and Blackdog and has the green belt function of helping to	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	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
townscape and character of surrounding area?		protect the identity of both areas. Its development would lead to urban sprawl.				
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. It is classed as prime landscape in the Aberdeen City Landscape Character Assessment.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	--
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as 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
Planning Policy – Planning 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)	There are several archaeological sites identified within the wider site. Evidence suggests there are probably bronze age pits, pot holes and flints running across most of the site. There is also a farmstead – Findlay Croft.	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.	+
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0218 – Causewayend

280 Houses 13ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigatio n	Mitigation if appropriate?	Scoring – post 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. 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 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 to south.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water	Water and Human Health	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
supplies within 250m of the site 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	SEPA flood maps show some surface water flooding on the north western edge of the site associated with the low lying small watercourse (Glashieburn).	GIS Layers for Flood Risk Submitted Bid Documents	-	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> <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 could be a potential loss and disruption to natural conservation. The tree belts are ancient woodland. The area is identified as an area of potential bat habitat. Other locally designated species on site are: West European Hedgehog.</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> <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>The site is poorly located in respect of proximity to existing facilities, resulting in an increase in vehicular movements due to the reliance on carborne travel.</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</p>	-	

Site assessment question (click on links embedded in the text 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 Submitted Bid Documents		at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
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.</p>	<p>Population and human health or material assets</p>	<p>Oldmachar Academy can currently accommodate development but this will be used up by the Grandhome development and is forecast to go over capacity in 2024. Glashieburn Primary – covers most of the site. It has a stable roll with capacity for around 180 pupils – approximately 500 houses.</p>	<p>GIS Layer for School Catchments Aberdeen School Roll Capacity</p>	-	+	<p>Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.</p>	+
<p>To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?</p>		<p>No public open space within site at present.</p>	<p>GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN</p>	0		N/A	0
<p>Soils</p> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
<p>Is the option on greenfield or brownfield land?</p>	<p>Material Assets and Soils</p>	<p>Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.</p>	<p>Site Visit Submitted Bid Documents</p>	-		<p>Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.</p>	-

Site assessment question (click on links embedded in the text 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.	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 has little shelter from northerly winds. To the west of the site there is a tree belt which decreases exposure however on the east there is not a tree belt which makes this part of the site more exposed. The aspect is very slightly northern and westerly. This is a relatively flat site with no steep slopes.	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 - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	No significant road network issues identified.	Submitted Traffic Assessments	-	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.	+

Site assessment question (click on links embedded in the text 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	There are a number of facilities within 800m of the site including a primary school, a community hall and a church.	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 development of this site will significantly intrude into the landscape. There is a tree belt that surrounds parts of the site edge however there are areas of no coverage to the east which will make development on this site particularly exposed to Scotstown Road. There are also large lengths of the perimeter with no tree belt which will make development very intrusive from the north of the site. The current green belt boundary is considered more robust.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping.	--
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		There could be significant loss or disruption of trees that are present in the site. The tree belts are prominent local features which help to screen the residential area at Bridge of Don. There may also be some loss of stone dykes that are present in the site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Careful siting of development may help to reduce or eliminate 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
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0219 – Perwinnes

3000-4000 Houses, Employment & Retail 277ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent to the South Mundurno Burn ('bad 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.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 will 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 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
allow the de-culverting of a 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?		Connections possible to south of site.	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	The land between the industrial area and the A92 is partially waterlogged, including other areas on the site. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	+
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	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	
<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 Burn of Mundurno runs along the eastern border of the site and is shown in the SEPA flood map to have the potential to flood. This is only likely to affect the eastern margins of the site.</p> <p>There are some significant areas of surface water flooding shown on the SEPA flood map around Middle and Lower Bodachra and between Lower Bodachra and Grandhome Moss.</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>Flood Risk Assessment may be required.</p>	<p>-</p>	<p>+</p>
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>An area to the south of Perwinnes Cottage is designated part of Scotstown Local Nature Conservation Site (LNCS). There are also significant tree belts on the southernmost part of the site around Causewayend. It should be possible to accommodate development on a site of this scale without impacting on these features. Grandhome Moss LNCS bounds the site to the southwest.</p> <p>NESBReC data shows the following locally designated species on site: Dunnock, Starling, House Sparrow Wild Pansy, Siskin Swift, Skylark, Linnet, Song Thrush, Swift, Peregrine, Snow Bunting, Black-headed Gull, Shoert-eared Owl, Kestrel, Lesser Butterfly Orchid, Woodcock.</p> <p>To the north of the site is Aberdeenshire's Corby Loch/Lily Loch/Bishops Loch LNCS. It is also a SSSI. Part of the LNCS/SSSI is in the northernmost part 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>Careful siting/ design can reduce impacts and may provide opportunities for enhancement/ access to local assets.</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> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	The 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 you whether it's within 400m	-	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	
			<p>GIS Layers for cycle lanes/facilities</p> <p>Check distance to local facilities</p> <p>Submitted Bid Documents</p>		<p>technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p> <p>Development will provide the impetus for new local facilities, potentially reducing the need to 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	Not likely to have a significant impact on air quality. However, increase in such a development will likely result in 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	-	+

Site assessment question (click on links embedded in the text 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>Oldmachar Academy can currently accommodate development but this will be used up by the Grandhome development and is forecast to go over capacity in 2024.</p> <p>Glashieburn Primary – covers most of the site. It has a stable roll with capacity for around 180 pupils – approximately 500 houses. Greenbrae Primary – covers the eastern section of the site. This has much less capacity than Glashieburn – falling to 37 pupils in 2023. However, the site is large enough to accommodate its own primary school capacity.</p>	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity, requiring the provision of a new school.	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?		Appears to be limited areas of publicly accessible open space.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	0	Sufficient open space provision will be required as per the Open Space Policy in 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
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 GSN, resulting in its fragmentation.	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?	Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 10 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	<p>The topography to the north provides little if any shelter and there is no significant tree planting on the site. The same can be said of the land between the site and the coast some 3.5km to the east – the land is lower here and with very few trees. The land between the B997 and Grandhome Moss is lower and is slightly more sheltered by woodland to the south and higher ground to the north.</p> <p>The aspect goes in all directions with the majority running east to south to south west.</p> <p>Although there are few flat areas in the area, most of the slopes are undulating and gentle in nature.</p>	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.	+
<p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Potentially significant road network issues.	Submitted Traffic Assessments	-	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>TS or TA will be required with planning application.</p>	+
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. Development would provide the impetus for new facilities given its size.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	--	Provision of future services and linkages.	-

Site assessment question (click on links embedded in the text 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	This is open farmland and Perwinnes is a highly visible exposed hill. It is a landmark that provides a backdrop to development at Bridge of Don and helps to contain it. There are wide views from the B997 to Brimmond, Kingswells, Kirkhill, Bucksburn and there are even glimpses of Bennachie at times which provides a sense of place. Other than the Mundurno Burn and former sand and gravel pit at Leuchlands which forms a distinctive mound to the east, there are no other significant features in the area which could be used to form a strong green belt boundary.	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 ?		Relatively few features in the area other than the radar station, tree belts at Causewayend and a very sparse settlement pattern. Bodachra Farm is a prominent landmark. Field boundaries tend to be either poorly maintained stone walls and/or post and wire fencing.	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. 						

Site assessment question (click on links embedded in the text 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 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 in the vicinity. A few scattered Sites and Monuments records usually associated with existing farms (structures, piles of stones and troughs).	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.	+

Site assessment question (click on links embedded in the text 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 to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0221 – Balgownie Area 2

Employment 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	Site is adjacent to a number of open and culverted watercourses that likely deposit into the River Don. 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 improve its current status/ condition ('moderate' as per SRBMP).	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 will 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)		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	
or 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 possible.	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 to medium risk of surface water flooding at western edge of site. Site design and layout would need to mitigate this risk.	GIS Layers for Flood Risk Submitted Bid Documents	-	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigatio n
<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 in the 2017 ALDP. There is some woodland to the southeast.</p> <p>Locally designated species (Swift), have been identified within a buffer zone of the site boundary.</p> <p>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 will be given to Policy NE2 when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>	<p>+</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>Proposed uses will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Bus route 18 runs along Gordon Brae with bus stops 181m away from the site.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted</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
			GIS Layers for cycle lanes/facilities Check distance to local facilities Submitted Bid Documents		carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigatio n
<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?		The proposal would result in the loss of open space (playing fields).	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 sever the GSN, resulting in its fragmentation.	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	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 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 is 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	Good shelter from northerly winds. Enclosed – trees surrounding much of the site. Site is south facing and predominantly flat.	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?	It is unclear how vehicular access would be made to the site. It is not anticipated that the proposal would adversely impact the surrounding road network.	Submitted Traffic Assessments	-	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.	+

Site assessment question (click on links embedded in the text 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>The site is within moderate proximity to surrounding facilities.</p> <p>Bus route 18 runs along Gordon Brae with bus stops 181m away from the site. However, the tree belt to the south of the site may hinder access to these bus stops.</p>	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	+	New development should consider access to sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies.	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal 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 development would provide an extension to the already existing Aberdeen Science and Technology Park, therefore would be unobtrusive to the existing landscape.</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.	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
compromise the waste handling operation?			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 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	The proposal will provide employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0223 – Balgownie

Mixed Use 17.2ha

++	+	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	Site is adjacent to a number of open and culverted watercourses that likely deposit into the River Don. 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 improve its current status/ condition ('moderate' as per SRBMP).	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 will 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 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
allow the de-culverting of a 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?		Connections possible.	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. • 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>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. 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>	-	Due regard will be given to Policy NE2 when planning new developments to ensure habitat links are maintained and enhanced.	-	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>Proposed uses will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Bus route 18 runs along Gordon Brae with bus stops 325m away from 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>	-	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	-	+

Site assessment question (click on links embedded in the text 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 Submitted Bid Documents		at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development 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	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 open space (playing fields).	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?		Development of the site would sever the GSN, resulting in its fragmentation.	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	Brownfield. Undeveloped areas present within the site, and site is predominantly made up of playing fields. Short term	Site Visit Submitted Bid Documents	- +	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
		adverse effects on soil. Possible soil contamination during construction.			be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development is expected to be completed within the LDP timeframe.	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 predominantly flat.	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?	The proposal may adversely impact the surrounding road network.	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
					TS or TA 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 site is within reasonable proximity to surrounding facilities. Bus route 18 runs along Gordon Brae with bus stops 325m away from the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies.	++
Landscape Designated Sites						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal 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 development would provide improved sport and leisure facilities which could be used by the local community. However, whilst the development has an urban context, the playing fields are very prominent and can be viewed from large areas of the city to the south.	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. 						

Site assessment question (click on links embedded in the text 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 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	The proposal will provide employment opportunities, improved sport and leisure facilities and 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0224 – Balgownie Area 3

117 Houses 3.9ha

++	+	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> <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>	-	+

Site assessment question (click on links embedded in the text 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 possible.	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. 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	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. Limited impact on biodiversity, fauna and flora.	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 Green Space Network Policy 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. 						

Site assessment question (click on links embedded in the text 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 an increase of energy-use and consumption, transport movement and waste.</p> <p>Bus route 18 runs along Gordon Brae with bus stops 191m away from the site on Laurel Drive.</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>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>	+	
<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	-	New development must consider sustainable travel methods and sustainable construction	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025.</p> <p>Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	-	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 open space (playing fields).	<p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p>	-	Sufficient open space provision will be required as per the Policy NE2 in 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	
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 GSN, resulting in its fragmentation.	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	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 should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 							
Will the site be delivered within the LDP timeframe?	Material assets	The proposer has estimated that the expected development completion will be within 10 years of plan adoption.	Submitted Bid Documents 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
Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.			Site Visit			
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 predominantly flat.	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?	It is not considered that the proposal would adversely impact the surrounding road network.	Submitted Traffic Assessments	+	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.	+
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 18 runs along Gordon Brae with bus stops 191m away from the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	New development should consider sustainable travel methods and sustainable	+

Site assessment question (click on links embedded in the text 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.	
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 development would constitute residential use to an existing residential/urban area. It would be unobtrusive to the existing landscape.	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	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
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) 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 <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	The proposal will provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0226 – Balgownie Area 5

65 Houses 2.1ha

++	+	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. 							
<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>	-	+

Site assessment question (click on links embedded in the text 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 possible.	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. 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	Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space. Limited impact on biodiversity, fauna and flora.	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 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. 						

Site assessment question (click on links embedded in the text 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 an increase of energy-use and consumption, transport movement and waste.</p> <p>Bus route 1 runs along Gordon Brae with bus stops 156m away from the site on Gordon Brae.</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>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>	+	
<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	-	New development must consider sustainable travel methods and sustainable construction	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025.</p> <p>Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	-	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 open space (playing fields).	<p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p>	-	Sufficient open space provision will be required as per the Open Space Policy in 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	
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 GSN in this location resulting in its fragmentation.	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	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 should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 							
Will the site be delivered within the LDP timeframe?	Material assets	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,	+	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.			Site Visit			
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 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?	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 reasonable proximity to surrounding facilities. Bus route 1 runs along Gordon Brae with bus stops 156m away from the site on Gordon Brae.	GIS Layer for bus stops/bus routes Check distance to local facilities	++	New development should consider sustainable travel methods and sustainable	++

Site assessment question (click on links embedded in the text 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.	
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 development would provide residential use to an existing residential/urban area.	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	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
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) 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 <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	The proposal will provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0227 – North of Balgownie

18 Houses 0.6ha

++	+	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. 							
<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>	-	+

Site assessment question (click on links embedded in the text 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 possible.	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. 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	Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space. Mature trees present on site. Potentially some loss of tree belt for access. Limited impact on biodiversity, fauna and flora.	<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 Policy NE2 when planning new developments to ensure habitat links are maintained, enhanced or created.</p> <p>Regard given to replacement planting where tree loss occurs in line with LDP policy NE5 (Trees and Woodlands).</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>Development 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 156m away from the site on Gordon Brae.</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>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>	+
<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	-	New development must consider sustainable travel methods and sustainable construction	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025.</p> <p>Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025.</p> <p>Development unlikely to have a significant impact on capacity.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	-	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		<p>The proposal would result in the loss of open space (open fields) which is designated Green Space Network however this space does not appear to be readily used/ accessible to the public.</p>	<p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p>	-	Sufficient open space provision will be required as per the Open Space Policy in 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
space or result in a loss of open space?						
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 GSN in this location resulting in its fragmentation.	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	Greenfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Will the site be delivered within the LDP timeframe?</p> <p>Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p>	Material assets	<p>The proposer has estimated that the expected development completion will be within 5 years of plan adoption.</p>	<p>Submitted Bid Documents</p> <p>GIS Layers for gas networks, gas pipelines,</p> <p>Site Visit</p>	+	N/A	+
<p>Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?</p>	Climatic factors	<p>Good shelter from northerly winds. Enclosed – trees surrounding much of the site. Site is south facing and flat.</p>	<p>Submitted Bid Documents</p> <p>Aerial Map</p> <p>Site Visit</p>	+	<p>Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.</p>	+
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	<p>It is not considered that this small scale proposal would adversely impact the surrounding road network.</p>	Submitted Traffic Assessments	+	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>TS or TA will be required with planning application.</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	<p>The site is within moderate proximity to surrounding facilities.</p> <p>Bus route 1 runs along Gordon Brae with bus stops 156m away.</p>	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	+	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies.	+
<p>Landscape Designated Sites</p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p>Non-designated landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>The development would provide residential use to an existing residential/urban area.</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.	+
<p>To what extent will the proposal affect features of landscape interest, including the distinctive</p>		<p>Urban Greenspace. The development could result in impact to/ loss of existing</p>	<p>Landscape Character Assessment</p>	-	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
character of the landscape and the qualities of wild land?		tree belts which would likely result in a negative landscape impact.	Existing LDP allocations for Greenbelt and GSN Site Visit		landscaping to limit impacts.	
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish 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 <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	The proposal will provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0228 – Land West of Balgownie Road

100 Houses 5.87ha

++	+	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>	-	+

Site assessment question (click on links embedded in the text 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 possible.	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. 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	Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space. Records show there is a Priority Habitat on the northern and slightly on the eastern boundary of the site. Likely to be a limited impact on biodiversity, fauna and flora.	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 Policy NE2 when planning new developments to ensure habitat links are maintained, enhanced or created. Regard given to replacement planting where tree loss occurs in line with LDP policy NE5 (Trees and Woodlands).	+
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>Development will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Bus route 1 (First Bus) runs along Balgownie Road with bus stops 173m away from 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>Check distance to local 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>	-	+
<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	-	New development must consider sustainable travel methods and sustainable construction	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025.</p> <p>Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025.</p> <p>Development unlikely to have a significant impact on capacity.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	-	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		<p>The proposal would result in the loss of informal open space (open fields) which is designated Green Space Network.</p>	<p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p>	-	Sufficient open space provision will be required as per the Open Space Policy in 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
space or result in a loss of open space?						
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 GSN in this location resulting in its fragmentation.	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	Greenfield. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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	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.	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?	It is not considered that this relatively 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

Site assessment question (click on links embedded in the text 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>The site is within moderate proximity to surrounding facilities.</p> <p>Bus route 1 (First Bus) runs along Balgownie Road with bus stops 173m away from the site.</p>	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	+	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies.	+
<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>As the development sits within the Bridge of Don residential area, the development of housing on site is not likely to intrude into the immediate area. However, this is quite a visible site from Balgownie Road and further afield.</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.	+
<p>To what extent will the proposal affect features of landscape interest, including the distinctive</p>		<p>Urban Greenspace. The development could result in impact to/ loss of existing</p>	<p>Landscape Character Assessment</p>	-	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
character of the landscape and the qualities of wild land?		trees which would likely result in a negative landscape impact.	Existing LDP allocations for Greenbelt and GSN Site Visit		landscaping to limit impacts.	
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish 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 <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	The proposal will provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0229 – Site Adjacent to Persley Croft

25 Houses 2.42ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigatio n	Mitigation if appropriate?	Scoring – post 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
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>A pocket in the south of the site is part of the Green Space Network. The site falls within an area of potential bat habitat (woodlands. Locally designated species recorded by NESBREC for this site: Wych Elm. There is a small area of Ancient Woodland off site to the north; this should not be affected.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</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 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</p>	Climatic Factors	<p>Development will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>The nearest bus stop is under 400m walking distance (343m) away at Persley</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 generating</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Assessment of Climate Emissions)?		<p>Bridge/Danestone (First Services 8 & 18). It is uncertain if a bus stop to serve the site would be able to be provided on The Parkway to service the site directly.</p> <p>The nearest shopping facilities to the site are at the Tesco Extra at Danestone, which are 317m away. This provides an opticians and pharmacy in addition to general retailing. There is a Health Club and Spa 482m away from the site.</p> <p>Danestone Medical practice is 840m from the site. Danestone School is 991m away and Bucksburn Academy is 1.9km away.</p>	<p>GIS Layers for cycle lanes/facilities</p> <p>Check distance to local facilities</p> <p>Submitted Bid Documents</p>		<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 <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>	Submitted Bid Documents	-	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Secondary School: Site within the catchment of Bucksburn Academy. 2018 – currently under capacity at 87%. Predicted year over capacity 2020, and by 2025 it is forecast that the school will be over capacity by 137%.</p> <p>Primary School: Site within catchment of Grandhome interim at Danestone. 2018 – currently under capacity at 69%. 2025 – forecast to still be under capacity at 89% in 2025.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	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?		No public open space within site – agricultural.	<p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p>	0	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?		Opportunity to protect an enhance a small pocket of Green Space Network to the south of the site.	Submitted Bid Documents	+	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	+
Soils						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Predominantly greenfield. 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?		The northern half of the site is identified as being potentially contaminated. It is the site of the former Persely Quarries and has been the subject of extensive infilling. There is therefore the likelihood of contamination. If this site were to be developed, this Service would require a risk-based site investigation in accordance with best practice as detailed in BS10175:2017 and a detailed risk assessment.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Development should provide opportunity to remedy condition of site in respect of contamination 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	Material assets	The proposer has estimated that the expected development completion will be within 10 years of plan adoption.	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
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	Good shelter from northerly winds. South facing gentle slope.	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?	It is not considered that this relatively small scale proposal would adversely impact the surrounding road network. The Parkway severs the site from nearby residential development, service and facilities at Danestone, and would be very difficult and hazardous to cross for pedestrians and cyclists.	Submitted Traffic Assessments	-	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.	+
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. The nearest bus stop is under 400m walking distance (343m) away at Persley Bridge/Danestone (First Services 8 & 18). It is uncertain if a bus stop to serve the site would be able to be provided on The Parkway to service the site directly.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		<p>The nearest shopping facilities to the site are at the Tesco Extra at Danestone, which are 317m away. This provides an opticians and pharmacy in addition to general retailing. There is a Health Club and Spa 482m away from the site.</p> <p>Danestone Medical practice is 840m from the site. Danestone School is 991m away and Bucksburn Academy is 1.9km away.</p>					
<p>Landscape Designated Sites</p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 							
<p>Non-designated landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>The site is highly visible to traffic driving along the A92. Development of this site would form an isolated island of development on the western side of the Parkway, surrounded by open fields and dense tree cover. However, there is residential development clearly visible directly opposite on the eastern side of the Parkway, so residential development on the proposed site would not be entirely out of keeping with its immediate setting. The northern-bound approach up the Parkway would also be improved by the removal of the derelict agricultural buildings. However, the Parkway maintains a robust and easily identifiable green belt boundary.</p> <p>The site is currently designated as Green belt, and contributes to the landscape</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
		setting of Danestone, where the current built up area is clearly bounded by The Parkway. Therefore, it is considered that development of this site would intrude slightly into the surrounding landscape.				
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		The site is currently agricultural grazing land, bounded by low dry-stone walls. An area of woodland, some of which is ancient woodland, lies outside of the boundary to the north of the site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Woodland to be retained in accordance with Policy NE5.	+
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes	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?					where appropriate, as per Policy R5.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	The proposal will provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0230 – Land at Corse Hill

80 – 120 homes 6.74ha

++	+	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	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	https://www.s epa.org.uk/da ta- visualisation/ water- environment- hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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.	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	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	According the SEPA indicative Flood Risk Maps, there is little risk of surface water flooding. There have been no recorded incidents of flooding on the site.	GIS Layers for Flood Risk Submitted Bid Documents	-	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 part of the green belt and the green space network. It is also part of Scotstown Moor/Perwinnes Moss Local Nature Conservation Site. Development will have a significantly negative impact on the LNCS.</p> <p>Scotstown Moor SSSI is approximately 400m from the southern border of the site. Site is bound by Scotstown Moor Local Nature Reserve to the west.</p> <p>Site is identified as being a potential bat habitat.</p> <p>Redwing, Eurasian red squirrel, common toad, dunnock, yellowhammer and small heath on site. Eurasian water shrew on site.</p> <p>Rhododendron and Japanese Knotweed 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>Due regard will be given to Policy NE2 when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	--
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 more than 800m from local facilities and any bus stops. It is highly likely to significantly increase traffic in the built-up</p>	GIS Layers for bus routes/bus stops – shows you whether it's within 400m	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon 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
		area and have a long term negative impact on climatic factors through emissions.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		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. 						

Site assessment question (click on links embedded in the text 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	Glashieburn Primary has capacity. Old Machar Academy currently has capacity however this will decrease over time. It is anticipated to be over capacity in 2024. Old Machar Medical Practice is approximately 1km from the site.	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?		Proposal will result in loss and fragmentation of green belt and green space network.	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. Due regard will be given to Policies NE1 and NE2.	-
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development on the site would sever the GSN, resulting in its fragmentation.	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 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	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					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 is 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	There is some shelter provided from small tree belts along the boundaries to the south, west and east. Site slopes northwards – it has a gradient of 1:25. It is north/south facing.	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?	The B997 is a very busy road – there is a small access road to the site, but this would need to be widened to accommodate extra traffic from the development.	Submitted Traffic Assessments	-	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.	- +

Site assessment question (click on links embedded in the text 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 in terms of existing facilities with limited transport options at present. The nearest bus stop is more than 800m away.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Development must accord with Policy T2 which encourages sustainable and active travel.	-
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	Site is slightly visible from the B997 and development would have impact on the surrounding landscape. It will significantly impact the character of the wider area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping.	--
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of <u>wild land?</u>		Development will result in likely loss/disturbance to tree, as well as the green belt and green space network.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN	--		--

Site assessment question (click on links embedded in the text 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 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 <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 be required to provide 25% affordable housing.	Submitted Bid Documents	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
					improvements and affordable housing.	

B0231 – Balgownie Area 2

Residential 2.55ha

++	+	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	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	https://www.scotland.gov.uk/Topics/Environment/Climate-Change/Climate-Change-Adaptation/Climate-Change-Adaptation-Visualisation/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	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	Connections to services are in place given the existing development 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	No known risks of natural or man-made flooding on the site according to SEPA Flood Risk maps. Although risk of surface water flooding due to poor drainage.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>Urban Greenspace. Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment. Existing trees should be retained on site where possible especially those to the south of the site which provide a strong visual buffer.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	--	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard must be given to Policy NE2 when planning the development 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>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</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 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 via an increase in vehicular movements.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		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. 						

Site assessment question (click on links embedded in the text 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	Primary School: Braehead Way – currently at 82% capacity. It is forecasted to be at 86% capacity by 2025. Secondary School: Bridge of Don Academy – currently at 77% 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 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?		Site is zoned as Urban Green Space and is in recreational use.	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.	- +
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 26 (Jesmond Drive to Grandhome Drive) runs north (422m away) and west (474m away) of the site. Core Path 12 (River Don to Westfield Park) runs south east (588m away). There is a dual use path/pavement (Diamond Bridge: the Parkway to Gordon's Mills Road) that runs west of the site (166m away).	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.	0
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.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	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 south 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.	+

Site assessment question (click on links embedded in the text 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?	Vehicular access is already available.	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	The nearest neighbourhood centre is approximately 700m away at Braehead Way where there are a limited range of local shopping facilities. The nearest primary school is Danestone Primary School at 662m away although the site is located within the Braehead Primary School catchment area (983m away). The nearest secondary school is Bridge of Don Academy (772m). Danestone Medical Practice is 829m away from the site. There is a private nursery located within Aberdeen Science and Technology Park (525m).	GIS Layer for bus stops/bus routes Check distance to local facilities	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the	Landscape	Balgownie Area 2 proposes residential uses adjacent to an existing specialist employment area, residential area and recreational areas.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN	--	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
landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?			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?		Aside from the northern section, the site is well screened from surrounding landuses and is likely to be unobtrusive to the existing landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	As above.	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
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 be required to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0233 – Shielhill South

Mixed Use - 100 Houses & Commercial 4.11ha

++	+	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. 						
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 ('bad condition' status in 2014 as per SRBMP). Development has the potential to 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 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	+

Site assessment question (click on links embedded in the text 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 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?		New connections required. Connections available to the south (Dubford).	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	It is anticipated due to the proximity of the existing water infrastructure a connection will be made to the existing public water main recently installed in Shielhill Drive to the south of the development 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	The Mundurno Burn (located south of Shielhill Road and outwith the site boundary) is prone to flooding with indicative maps showing low risk of both surface water and river water flooding occurring at the bid site entrance. Within the site itself two areas have been identified towards the central and northern sections which are at low-high risk of surface water flooding. Hard development should avoid these areas.	GIS Layers for Flood Risk	-	Drainage Impact Assessment would be required to be submitted with planning application with 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. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>Green Space Network designation covers the entire site. The site is identified as an area of potential bat habitat and the presence of Pipistrelle Bats have been recorded within 100m of the site. Other designated species have been recorded within this area.</p> <p>Records show Giant Hogweed is present 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>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>Effective treatment to stop invasive plants from spreading.</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	<p>The provision of residential uses on site 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	-	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	
Assessment of Climate Emissions)?		Site is within 1-1.5km of shopping and recreation areas and there is a bus stop within 500m. The site is in moderately good proximity to local facilities and is less likely to significantly 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.	GIS Layers for cycle lanes/facilities Check distance to local facilities Submitted Bid Documents		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		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. 							

Site assessment question (click on links embedded in the text 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. 						
<p>Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.</p>	Population and human health or material assets	<p>Site lies within Greenbrae Primary School and Old Machar Academy catchment areas.</p> <p>Greenbrae Primary School is forecast to be at 80% capacity in 2019. Forecasts show there may be scope for limited development. Old Machar Academy is forecast to be at 72% in 2019. Forecasts show it will go overcapacity by 2024 (102%).</p> <p>Given the development is for 100 units, the schools would most likely not be able to cater for this.</p> <p>Old Machar Medical Practice is approximately 1.6km from the site.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	-	Developer contributions (education and health) will be required in line with Policy I1.	0
<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>No public open space within the site.</p>	<p>GIS Layer on Green Space Network (GSN)</p> <p>Aberdeen Open Space Audit</p> <p>Existing LDP allocations for GSN</p>	0	Sufficient open space provision will be required as per Policy NE2.	0
<p>To what extent will the proposal affect core path links or other key access networks such as cycle</p>		<p>Proposal will not affect nearby core path links.</p>	<p>GIS Layer on Core Paths/Cycle Lanes</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
paths, coastal paths and rights of way?						
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 GSN, resulting in its fragmentation.	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	Brownfield. Previously a quarry. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Submitted Bid Documents	+	Development may provide opportunity to remedy condition of site in respect of contamination.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site forms part of Shielhill Quarry which is a potential area of contamination that would need investigation. The site was used for sand extraction and was 'restored' by 2001. There is therefore the potential for some contamination.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Development may provide opportunity to remedy condition of site in respect of contamination.	0
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	Proposals expected completion within the LDP timeframe.	<p>Submitted Bid Documents</p> <p>GIS Layers for gas networks, gas pipelines,</p> <p>Site Visit</p>	+	N/A	+
<p>Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?</p>	Climatic factors	Predominantly flat, south facing and exposed.	<p>Submitted Bid Documents</p> <p>Aerial Map</p> <p>Site Visit</p>	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
<p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Potentially significant road network issues. Possible cumulative impacts with nearby Dubford development.	Submitted Traffic Assessments	-	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>TS or TA will be required with planning application.</p>	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.	GIS Layer for bus stops/bus routes	--	Development may provide the impetus for future facilities. Commercial and community facilities 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
			Check distance to local facilities		be provided within site.	
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	This forms part of an area which acts as a green space buffer between Bridge of Don and Potterton and has the green belt function of helping to protect the identity of both areas. The Sheilhill Road north of Dubford forms a robust green belt boundary. Development would be obtrusive into the otherwise undeveloped land around the site with no clear boundary to limit further expansion.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded	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
storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?			Zero Waste Plan) Submitted Bid Documents		recyclable materials and compostable wastes where appropriate, as per Policy R5.	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing. Environmental improvements through removal of on-site contamination.	Submitted Bid Documents	+	Developer contributions will be required as appropriate for environmental improvements and affordable housing.	++

B0234 – WTR Site Extension

38 Houses 2.45ha

++	+	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>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>	+

Site assessment question (click on links embedded in the text 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	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 <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 majority of the site is covered by Local Nature Conservation Site designated (Scotstown Moor/Perwinnes Moss) and there is a SSSI (Scotstown Moor) approximately 500m from the southern border of the site. The majority of the site is largely covered in gorse scrubland, and there is likely to be some loss or disturbance of wildlife habitat or species. Identified as priority habitat HE1 European dry heath. Parts of the site are identified as being areas of potential bat habitat. Designated and locally important species are identified within or near the site boundary. There are records of Invasive Non-Native Plant Species Japanese Knotweed and Giant Hogweed on the site. Protected species may be an issue.</p> <p>Only the brownfield element of the site to the north is outwith the LNCS.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	--	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard must be given to the LNCS and SSSI when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Effective treatment to stop invasive plants from spreading.</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	Climatic Factors	The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.	GIS Layers for bus routes/bus stops – shows you whether it's within 400m	-	All new buildings must install low and zero 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
Planning Assessment of Climate Emissions)?		Site is distant from local facilities (approximately 1km). There is a bus stop within 800m. Development is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.	GIS Layers for cycle lanes/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. 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	+

Site assessment question (click on links embedded in the text 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 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	Oldmachar Academy currently has capacity. This capacity will decrease over time largely due to the Grandhome development and it is anticipated that it will be over capacity in 2024. Greenbrae Primary has limited capacity but may be able to accommodate this development provided no others come forward in its catchment.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is partially 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	Site Visit Submitted Bid Documents	+ -	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to 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
		remediation or decontamination works undertaken prior to development.			accommodated on brownfield land. Measures should be in place to ensure that possible contamination from construction will be properly remediated.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		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
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 assessment question (click on links embedded in the text 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 to the north, however has a northerly facing steep slope. Little 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.	0
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
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 <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	Landscape	The minority of the site to the north is already developed with shed type buildings and hard standing. Redevelopment would not result in any significant loss of landscape features. The rest of the site is scurb and gorse	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN	--	Retain and enhance setting 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
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>which is a distinctive feature of the area. There is no likely loss or disturbance to trees, woods or stone walls.</p> <p>Site is highly visible and developing into the slope will result in erosion of the natural topography of the LNCS.</p>	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 partially 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
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing which will meet local need.	Submitted Bid Documents	+	Developer contributions will be required as appropriate for environmental improvements or affordable housing.	+

B0235 – Campus One, Aberdeen Innovation Park

Residential 0.85ha

++	+	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							
<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>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.scotland.gov.uk/Topics/Environment/Climate-Change/Climate-Change-Adaptation/Climate-Change-Adaptation-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	

Site assessment question (click on links embedded in the text 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 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	Signage on site indicates the site is liable to flooding due to soft ground. In lieu of any flood risk information to accord with this it suggests there may be drainage issues to overcome 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 to services are in place given the existing development 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	No known risks of natural or man-made flooding on the site according to SEPA Flood Risk maps. Although risk of surface water flooding due to poor drainage.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>The Green Space Network Policy applies to the southern boundary. Further development may result in some loss or disturbance to wildlife. Designated species have been identified within a buffer zone of 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>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>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>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</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 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
		through emissions via an increase in vehicular movements.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		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. 						

Site assessment question (click on links embedded in the text 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	Primary School: Braehead Way – currently at 82% capacity. It is forecasted to be at 86% capacity by 2025. Secondary School: Bridge of Don Academy – currently at 77% 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 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?		The Green Space Network Policy applies to the southern boundary.	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.	- +
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 12 (River Don to Westfield Park) runs south east (400m away). There is a dual use path/pavement (Diamond Bridge: the Parkway to Gordon's Mills Road) that runs west of the site (180m away).	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.	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on brownfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit	-	Measures should be in place to ensure that possible	+

Site assessment question (click on links embedded in the text 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		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?		The site is identified as being potentially contaminated. However, as majority of the site is already extensively developed and is in current use, the likelihood of major contamination is small.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development 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 assessment question (click on links embedded in the text 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 south 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. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Vehicular access is already available.	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	The nearest neighbourhood centre is approximately 615m away at Braehead Way where there are a limited range of local shopping facilities. The nearest primary school is Danestone Primary School at just over 800m away although the site is located within the Braehead Primary School catchment area (over 800m away). The nearest secondary school is Bridge of Don Academy (680m). Danestone Medical Practice is over 1km away from the site. There is a private nursery located within Aberdeen Innovation Park (under 400m).	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						

Site assessment question (click on links embedded in the text 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>Campus One proposes residential uses on an undeveloped site within a specialist employment area and adjacent to existing residential areas to the south. It is unlikely that introducing housing to a specialist employment area would attract other new services or facilities to benefit the existing and planned residents. Introducing a new residential element to land zoned as specialist employment 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.	-
<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>There is a mature tree belt to the south and west sides of the site. There would likely be some loss to the tree belt located west of the site if the site was to be developed in conjunction with B02/21.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-	As above.	+
<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
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 <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will provide both private and affordable housing which will meet local need.	Submitted Bid Documents	+	Developer contributions will be required as appropriate for environmental improvements or affordable housing.	+

B0236 – Land at Corsehill Farm

Rezone to Residential 6.88ha

++	+	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 style="text-align: center;">- +</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>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>	Bio flora and fauna	<p>The entire proposed development area sits within Local Nature Conservation Site (LNCS) Scotstown Moor/Perwinnes Moss. Many designated species on site including Red Squirrel, Common Toad, Bullfinch, Dunnock, Yellowhammer, Small Heath, water shrew.</p> <p>The surrounding area is also designated as a Local Nature Reserve and an area nearby (to the south) designated as a Site of Special Scientific Interest (SSSI).</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	--	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard must be given to Policy NE2, NE3 and NE5 when planning new developments to ensure habitat links, designated sites and trees and woodlands are protected.</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 provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>All services and facilities are beyond 800 meters. There are only limited employment opportunities within 1.6km 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>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</p>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					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 Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Site is zoned to Glashieburn Primary and Oldmachar Academy. Both are forecast to be under capacity in the next few years.	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 core path links or other key access networks such as cycle paths, coastal paths and		The proposal may have impacts on core paths and other paths during construction.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard core paths and rights of way and enhance	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
rights of way?					links between paths.	
Soils Reduce contamination, safeguard soil quantity and quality.						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site has some existing farm buildings however, it is predominantly greenfield.	Site Visit Submitted Bid Documents	-		-
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 proposal is for residential development. Completion would be expected within the Plan timeframe.	Submitted Bid Documents 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 north facing.	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.	-
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is fairly isolated and stand alone, public transport is available however it is beyond 800m.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
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 fairly well sheltered from nearby Scotstown Road. However from Scotstown Moor the visual impact could be greater.	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-	Limit impact on setting through careful design and landscaping	0
<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.	<p>Existing LDP allocations for Waste Facilities</p> <p>Submitted Bid Documents</p>	++	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.	<p>Check Scottish Planning Policy (superseded Zero Waste Plan)</p> <p>Submitted Bid Documents</p>	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

B0237 – Land Adj to Old Ellon Road

Employment Land Strategic Reserve 2.3ha

++	+	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> <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>Site contains a water course to the south. 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 water course (during and/ or post-construction).</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS</p> <p>Hydrogeology Maps</p> <p>GIS Raster</p> <p>Aerial Photos</p>	<p>-</p>	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	<p>-</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</p> <p>Hydrogeology Maps</p>	<p>-</p>	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this</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?		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 open watercourse of the Burn of Mundurno flows west to east across the site. SEPA flood maps indicate river flooding along the burn, and 2 areas of culverted ditches/drains.	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 covers the site. The area is also classed as woodland near water and therefore suitable for Bats.</p> <p>Designated species 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 Policy NE2 and NE3 when planning the development to ensure habitat links are maintained and enhanced and species are protected.</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>Development of this 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>	

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

Site assessment question (click on links embedded in the text 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 is proposed for the period 2033 to 2040	Site Proposal / Masterplan / Development Framework GIS Layers for gas networks, gas pipelines	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 Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Gentle slope, south facing	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 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	Potential loss of and disturbance of stone walls. 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	-		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 employment uses will provide extended opportunities for the north of the city 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.	+

B0238 Land Adjacent to OP13 Rezone

Mixed Use 0.8ha

++	+	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 P6.	-	+
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>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><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	Designated species, Narrow-bordered Bee Hawk-moth within the vicinity of the site. Area is also identified as suitable for Bats.	<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>	-	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.	- +

Climate Change mitigation Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy Reduce vulnerability to the effects of climate change						
Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of mixed uses on site may 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>	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	-
		<p>recreational/leisure and health facilities within 800m of the site.</p>	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 Limit or reduce the emissions of pollutants						

Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Development may result in slightly negative environmental impacts during and post construction.		-	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	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil	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?		Site is identified as being 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.	- +

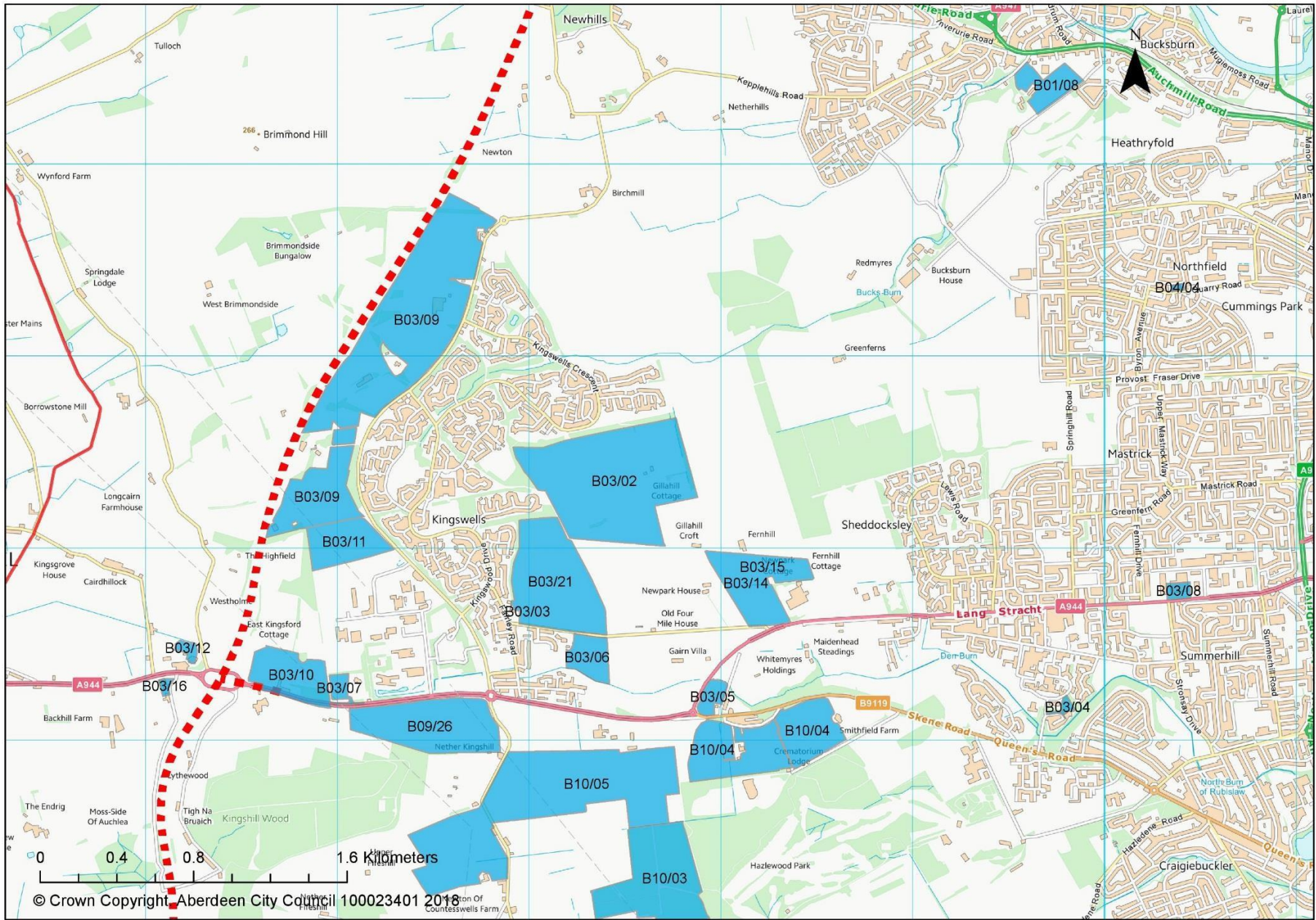
Deliverability/sustainability constraints						
Promote good design, safe environment, clean environment and good quality services Protect and enhance outdoor access opportunities and access rights						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity 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 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 east.			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	Site well served by a range of 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.						
Site assessment question (click on links embedded in the text for 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	Development in this location is unlikely to have a significant impact on landscape. The site is visible from Ellon Road, with little shelter. If designed sensitively mixed use development could improve on the current landscape impact.	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						
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 a mix of uses 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 Promote economic growth, social inclusion, environmental improvement, health and safety;							
Promote economic growth, social inclusion, environmental improvement, health and safety;	Population	It is unknown precisely what the mix of uses would be at this time although the developer suggests that the proposal presents an opportunity to introduce a mix of uses to enhance the amenity of the nearby businesses, as well as passing trade, without impacting upon the nature of the industrial estate area.		-	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	-	+

Appendix 8.3 Undesirable Sites: Ward 3 – Kingswells/Sheddocksley

- B0302 – Gillahill
- B0303 – Sunnyfield
- B0304 – Land at Woodend Hospital
- B0305 – Gateside Farm
- B0306 – Huxterstone
- B0307 – Land adjacent to Ardene House
- B0308 – Land to the north of A944
- B0309 – Derbeth Kingswells
- B0310 – Prime West
- B0311 – Prime Four North
- B0312 – East Kingsford
- B0314 – Maidencraig North West 1
- B0315 – Maidencraig North West 2
- B0316 – Smiddybrae
- B0317 – Site at Greenferns, South of Orchard Brae School - withdrawn
- B0321 – Huxterstone



B0302 – Gillahill

650 Houses 40.5ha

++	+	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 mitigatio n	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	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?			GIS Scottish 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>Records of several species of bats in the area; Common Pipistrelle, Natterer's Bat, Brown Long-eared Bat and Daubenton's Bat. There are also records of the following locally designated species; Wych Elm, Garden Tiger, White Ermine, Eurasian Red Squirrel and Common Kestrel in the area. These are likely to be affected by development.</p> <p>Area to the west of the site identified as Ancient Woodland with numerous Tree Preservation Orders.</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>Site design and layout must incorporate landscaping (including native species) and the ancient woodland that add to the biodiversity value of the area are retained.</p> <p>Due regard will be given to Policy NE3 when planning new developments to ensure habitat links are maintained and enhanced.</p>	- +
Climate Change 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	
<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>Intensification of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is more than 800m from a bus stop and the closest facilities are within 800m. Development is likely to result in additional vehicular movements in the area – this will have a long term negative effect 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>	-	
<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, such an increase in development will likely result in negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Kingswells Primary School is running at 98% capacity. There are anticipated overcapacity issues between 2019 and 2021. Forecasts for 2025 show it will be at 98% capacity. Bucksburn Academy currently has capacity (79%). This is expected to decrease as forecasts for 2025 show it will be overcapacity (135%). It is expected that Countesswells Academy will be built before then. The proposal includes the provision of land for a primary school. This would include a nursery.</p> <p>A medical practice is available within 800m of the site.</p>	<p>GIS Layer for School Catchments</p> <p>Aberdeen School Roll Capacity</p>	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
To what extent will the proposal affect core path links or other key access networks such as cycle		<p>Development may have some impact on core paths running to the north and southwestern boundary of the site.</p>	<p>GIS Layer on Core Paths/Cycle Lanes</p>	-	Development will be required to safeguard core paths and rights of way and enhance links between paths.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
paths, coastal paths and rights of way?						
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development will not sever green network that bounds the site to the east, north and west. It proposes to improve connections to the network.	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.	-
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	Construction on site will commence within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines,	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
pylons, underground gas pipelines etc.			Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	East facing site with a gradual slope from west to east. Good tree cover providing shelter from northerly winds.	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.	0
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.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel 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	Limited range of facilities available within 800m and employment areas are within 1.6km of site. Bus stops are more 800m from the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Development must offer opportunities for sustainable and active travel in accordance with 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>Site is open and wooded farmland with stone walls marking the site boundary and separating fields within the site. Boundaries are marked by a mixture of mature and semi-mature trees with further pockets of trees situated centrally within the site. Fields within the site are separated by a square grid of dry stone dykes, with distinct lines of trees marking the site boundaries to the north, east and west. The eastern section of the site is more elevated and lies adjacent to an area of semi-mature woodland, resulting in no clear views into the site from the existing settlement at Kingswells. Longer distance views into the site can be obtained from the surrounding countryside to the east. The site is greenbelt and helps to maintain the separate identities of Kingswells and Aberdeen – its development would have a significant negative impact.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	--		--
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	<p>Existing LDP allocations for Waste Facilities</p> <p>Submitted Bid Documents</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) 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
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 and Monuments: Gillowhill Farm (Ref No.NJ80NE 0389), now known as Gillahill, and Gillahill Burial Ground (Ref No.NJ80NE 0073) both lie centrally within site. There is a consumption dyke (Rough's Cairn Dyke South-East) along the eastern boundary (Ref No. NJ80NE 0177).	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect any historical features on site 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 will provide both private and affordable housing to meet local needs. It includes a civic centre, a café and a primary school – these will have a positive impact on the wellbeing of the community and provide employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0303 – Sunnyfield

24 Houses 1.08ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>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	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?			GIS Scottish 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	There are no TPOs, SSSI, SAC, Woodlands or Priority Habitats present on site. Site adjoins a strip of Green Space Network on the northern boundary.	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 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. 						

Site assessment question (click on links embedded in the text 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>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	+
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, 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 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	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 be overcapacity. There is likely to be provision in the longer term once the new Countesswells Academy is built. There is a Medical Practice 1km from 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.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal will include some public open space areas within the residential development.	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	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					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	South facing site on the brow of a hill. Exposed with little tree/vegetation cover. Average gradient across the site is 1:11.	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?	Main road adjacent to the site is capable of accommodating traffic. However, construction of further access roads within the development would be needed.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel Plan/Assessment may	+

Site assessment question (click on links embedded in the text 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 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, and within 1km of a major employment area. There are bus stops 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	<p>There are stone dykes surrounding the site to the north, east and south. It is possible these will be lost if the site was developed.</p> <p>The site is situated on the brow of a hill and its development will have a permanent and negative effect in the landscape setting of the area. Site is also a significant part of the greenbelt and its development would encroach into the open countryside.</p>	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--		--
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape		Development of site will harm the landscape setting of the city as it would encroach onto the open countryside.	Landscape Character Assessment Existing LDP allocations 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
and the qualities of wild land?			Greenbelt and GSN Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development 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 provide private and affordable housing which will meet local population needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0304 – Land at Woodend Hospital

Specialist Housing 0.59ha

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

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

Site assessment question (click on links embedded in the text 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 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.	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 is little chance (0.1%) of surface flooding to the northeast corner of the site. This is due to the North Burn of Rubislaw flowing south of the site. However, there have been no flooding incidents on or near 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 Submitted Bid Documents	0	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>North Burn of Rubislaw flows to the south of the site – it is part of the Den of Maidencraig Local Nature Conservation Site. Site is covered by a mix of broad-leaved semi-natural woodland, mixed semi-natural woodland, tall ruderal vegetation, semi-improved neutral grassland and riparian. There are several TPOs throughout the entire site covering broadleaf and coniferous trees. The proposal indicates that development would be on the grassland/ruderal vegetation area with limited encroachment into the woodland area.</p> <p>Bats have been recorded within vicinity of site, and Wych Elm which is a designated species. The area is a habitat for various bird species: Mistle thrush, Starling, Redwing, House sparrow, Common Gull, Herring Gull and Dumnock. During the site visit a deer was present on site.</p> <p>Site is part of the North Burn of Rubislaw Green Space Network which links to Kingswells South and Hazlehead Green Space Networks. There is likely to be some loss/disturbance to the 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>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Policy NE2 when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>	<p>-</p>	<p>+</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Reduce vulnerability to the effects of climate change. 						
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 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>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>	+
<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 must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air</p>	+

Site assessment question (click on links embedded in the text 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 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?		Some loss 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 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?		Existing green space network will be severed if development were to go ahead.	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 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	-

Site assessment question (click on links embedded in the text 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.	
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	Southwest facing site with generous tree cover providing shelter from northerly winds. To the west and south the site has steep slopes with a gradient of not more than 1:14. The rest of the site has more gentle undulations.	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.	Material assets and climatic factors?	New access would have to be created to the site. At present, access to site is constrained by tree cover.	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
Road network capable of accommodating traffic generated?						
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 shopping facilities 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 it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Undeveloped site within an urban area with several mature trees and overgrown bushes. Tree cover would be lost from development. A care home would not intrude significantly within the surrounding residential landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
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 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)	Woodend Hospital to the north of the site has Category B-listed features. Any development would need to take this into consideration.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	+	Development will be required to respect the setting of the listed building 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 would provide a care home which will meet local ageing population needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0305 – Gateside Farm

40 Houses 2ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigatio n	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 Den Burn runs along the northern boundary of the site. Development has potential to release of waterborne pollution into the Burn 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?		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
					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	Visible signs of poor drainage from the site visit. Sections of the site were waterlogged.	OS Map GIS Hydrogeology Maps Site Visit	-	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>The Den Burn runs along the northern boundary of the site. It has a low chance of flooding. There have been no flooding incidents recorded on 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.	+
<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>Part of the north and south of the site is identified as a potential bat habitat.</p> <p>Den of Maidencraig Local Nature Conservation Site is 230m east of the site – this is not likely to be affected by the 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>	-	+	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.	+	
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 								
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of 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 however local facilities are more than 800m away. For the proposed residential use, although the site is close to a bus stop, 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>	-		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	-	+

Site assessment question (click on links embedded in the text 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 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.	Submitted Bid Documents		at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
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	Fernielea Primary has capacity both in the short and long term. Bucksburn Academy is currently under capacity at 87%, however by 2020 it will be overcapacity. There is likely to be provision in the longer term once the new Countesswells Academy is built. The nearest medical practice is 2km from the site.	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?		Loss of open space, however it is open farmland and not used by 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 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?		Present access road south of the site is a core path and shared cycle path. It is used for recreation purposes. Development would generate additional traffic which would negatively impact the core path.	GIS Layer on Core Paths/Cycle Lanes	--	Mitigation should ensure the development will 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		Existing green space network will be severed if development were to go ahead.	Submitted Bid Documents	--		--

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
example the green 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	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?		The northern half of the site is identified as being a 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. 						

Site assessment question (click on links embedded in the text 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.	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	South facing site. Some shelter provided from a small tree belt to the west. Slopes down towards the north of the site (meets Den Burn valley).	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?	New access would have to be created to the site. Present access road south of the site is a core path and shared cycle path. It is used for recreation purposes. Development would generate additional traffic which the road would be unable to cope with.	Submitted Traffic Assessments	--	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. It is more than 800m from local facilities. Employment opportunities are available within 1.6km.	GIS Layer for bus stops/bus routes	-	LDP Policy encourages 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
			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	Site is part of the Green Space Network. It is largely open farmland. The site largely comprises a mound which is highly visible to traffic along the A944 and Skene Road. Apart from three cottages surrounding the site, the rest of the landscape is largely open farmland. Therefore, the development of 40 houses would intrude significantly into the surrounding landscape.	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	++

Site assessment question (click on links embedded in the text 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
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 private and affordable housing which will meet local population needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0306 – Huxterstone, Kingswells

90 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
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 Den Burn runs along the south of the site. Development has potential to release of waterborne pollution into the Burn 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?		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
					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.	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 runs along the southern boundary of the site. It has a low chance of flooding. There have been no flooding incidents recorded 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 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. 						

Site assessment question (click on links embedded in the text 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>The site sits within an area of potential bat habitat.</p> <p>Green Space Network runs to the south of the site, as does the Rubislaw Local Nature Conservation Site. The site is mainly improved grassland, which does not provide a valuable habitat and there is the potential to make improvements.</p> <p>There is a TPO to the south-east 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>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>	0
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>Proposed uses will lead to a significant increase of energy-use and consumption, transport movement and waste.</p> <p>The site is distant from local facilities (1.4km) but is 450m from a bus stop. The proposal is likely to increase traffic into the</p>	GIS Layers for bus routes/bus stops – shows you whether it's within 400m	--	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		<p>built-up area and have a long term negative impact on climatic factors through emissions via an increase in vehicular movements.</p> <p>Local facilities are 1.4km from the site.</p>	<p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>		<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>	<p>Air</p>	<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>	<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 against any negative impact on air quality.</p>	<p>-</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. 							

Site assessment question (click on links embedded in the text 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	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 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.	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?		Vacant farmland, part of greenbelt. Development would interfere with this open space; however it is not publicly accessible.	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?		Proposal will include some public open space areas within the residential development.	Submitted Bid Documents	+	N/A	+
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 greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Generally south facing site. Vegetation present on site and some tree cover on the southern boundary of the site. Quite windy and exposed on site visit. Gradual slope, running from north to south.	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.	+

Site assessment question (click on links embedded in the text 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?	Main road adjacent to the site is capable of accommodating traffic. However, construction of further access roads within the development would be needed.	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.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 450m of a bus stop. Local facilities are 1.4km away. Employment opportunities are available within 1.6km.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Development must accord with Policy T2 which encourages sustainable and active travel.	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing	Landscape	Site is currently vacant farmland with a steep embankment at the southern end of the site. Potential loss to a tree belt which lines the southern boundary of the site and a boundary wall bisecting the site. Site is also a significant part of the greenbelt and its development would encroach into the open countryside.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--		--

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
townscape and 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?		Development of site will harm the landscape setting of the city as it would encroach onto the open countryside.	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 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	Development would provide private and affordable housing which will meet local population needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0307 – Land adjacent to Ardene House

Class 3 Uses 1.36ha

++	+	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 to public/private water supplies 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
supplies within 250m of the site which may be affected?			GIS Scottish Water Layer			
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	<p>According to SEPA Flood Risk Map, there is little risk of flooding on the site. There have been no flooding incidents recorded on site. The Denburn runs along the southern, northern and the top half of the 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 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>	Bio flora and fauna	<p>Part of the site sits within an area of potential bat habitat.</p> <p>The tree belts surrounding the site are part of the Green Space Network. There is a TPO located to the south and east of the site. Development is likely to affect these tree belts.</p> <p>Records indicate the presence of Invasive Non-Native Plant Species Rhododendron in the area.</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 Policy NE2 and Tree and Woodlands Policy when planning new developments 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><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>			Site Visit		<p>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 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 1.1km away though this would not matter because the application is for retail uses. There is a bus stop within 400m. Although there are bus stops in close proximity, the proposal for class 3 uses is 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>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</p>	-	+

Site assessment question (click on links embedded in the text 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 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. 						
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	Proposal will include quality landscaping that will enhance the area.	Submitted Bid Documents	+	N/A	+
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 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?		Site classed as potentially contaminated land.	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	Material assets	Proposal's expected completion will be within the LDP timeframe.	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
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	Good shelter – tree belt to the North and West of the site. East facing, flat site.	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 can be accessed via an Access Road from the A944. Proposal shows further accesses will be constructed. The proposed Drive-Thru is likely to cause an increase in traffic along the A944, and as the site is located just 545m east of the AWPR junction this could present a constraint.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel 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	Local facilities are 1km from the site, and a bus stop is available within 400m. However, the proposal will introduce facilities into the area.	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	<p>The site is largely flat and open and has views across to Kingshill Woods. There are mature trees to the north and west. It is classified as open farmland in the Landscape Character Assessment. The site sits next to the A944 and is visible to passing traffic as there is no screening from trees.</p> <p>Much of the surrounding landscape includes trees (including Kingshill Woods) and open farmland and so the development of hot food takeaways and drive-thru's is likely to intrude into the surrounding landscape. It is accepted however that this context will change over time as Prime Four continues to develop.</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. 						
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
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 for a drive-thru and take-away will introduce employment opportunities into the area. It will have a positive impact on the economy and general well-being of the local population in the area.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0308 – Land to North of A944 (Lang Stracht)

Retail Use 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 <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	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?			GIS Scottish 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	Site is within 400m of a bus stop and other local facilities. Provision of retail uses has some potential to increase traffic into the built-up area and have a long term negative impact on climatic factors through vehicular emissions.	GIS Layers for bus routes/bus stops – shows you whether it's within 400m GIS Layers for cycle lanes/facilities Submitted Bid Documents	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	-	+
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							

Site assessment question (click on links embedded in the text 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	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.	+
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 that the site has potential contamination.	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,	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					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 aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Well sheltered from northerly winds due to existing built up area. Some trees present at the southern boundary of the site, separating the site from the Lang Stracht. South facing, flat site.	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?	Access to the site would be from the main road (Lang Stracht). Retail development would add to further traffic on this road.	Submitted Traffic Assessments	-	Transport Assessment / Travel Plan may be required as part of 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	Local facilities and bus stops are within 400m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Some trees would be lost to the Lang Stracht road frontage due to the formation of a new access. Development will be unobtrusive in the surrounding landscape given the business/industrial nature of the area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain trees where possible.	+
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	Material Assets	Development will provide retail uses on a site that 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.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
on-site 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 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 <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 offer retail which will provide employment opportunities; this will help boost economic activity in the area.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0309 – Derbeth, Kingswells

c.700 Houses 62ha

++	+	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 to public/private water supplies 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
supplies within 250m of the site which may be affected?			GIS Scottish 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 records of several species of bats in the area; Common Pipistrelle, Bandit Pipistrelle, Brown Pipistrelle, Natterer's Bat, Brown Long-eared Bat and Daubenton's Bat.</p> <p>Protected species may be an issue.</p> <p>There are also records of the following designated species; Wych Elm, Garden Tiger, White Ermine, Eurasian Red Squirrel, Common Kestrel, Linnet, Curlew, Skylark and Chicory in the area.</p> <p>Several areas of Priority Habitats lie within the site. Invasive Non-Native Plant Species Japanese Knotweed has been identified on the site.</p> <p>Site bounds West Hatton Local Nature Conservation Site (LNCS) to the southwest. The LNCS comprises ancient and semi-natural woodland.</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 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>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Nearest local facilities are within 850m away however, there are no bus stops within 800m of the site. The proposal is 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>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	<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	- +

Site assessment question (click on links embedded in the text 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.	
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>Kingswells Primary School is running at 98% capacity. There are anticipated overcapacity issues between 2019 and 2021. Forecasts for 2025 show it will be at 98% capacity. Bucksburn Academy currently has capacity (79%). This is expected to decrease as forecasts for 2025 show it will be overcapacity (135%). It is expected that Countesswells Academy will be built before then. Closest medical practice would be in Kingswells, just over 800m away.</p>	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity. The proposal includes the provision of a primary school for upto 80 pupils. This would include a nursery and would be included in the future Countesswells Academy catchment area.	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?		Loss and interruption of green space network.	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.	-
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 interruption to core paths that run through 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.	- +
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal includes integration in terms of connectivity with the wider area.	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 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	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					affect the quality of the soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will commence within the LDP timeframe but will be completed in phases.	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	Around half of the site (to the north) is more exposed to northerly winds due to topography. To the south, there are several tree belts to the east. Generally south-east facing slope. Gradual gentle slope generally running north east to south west with some steeper sections to the north. The very south of the site is more low-lying.	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.	Material assets and climatic factors?	The site is very large and would require construction of access roads to serve the overall development.	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
Road network capable of accommodating traffic generated?					Travel 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 within 850m of local facilities. However, it is more than 800m from a bus stop. Although there is a bus route - C89C Chapel of Stoneywood-Fairley Road west of the site.	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. 						
<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	Range of mature trees and stone walls marking parts of the site boundary and areas within the site. Pockets of woodland and landscaped areas can also be found within the site. The AWPR to the west provides a definitive boundary. The majority of the site is identified as wooded farmland and the northern section open farmland. Views across the eastern portion of the site can be obtained from the C89C Chapel of Stoneywood – Fairley Road although parts of the central section are more obscured by lines/groups of trees and the topography rising towards the west. Views to the North Sea are visible from the northern part of the site. The site is segregated from the existing settlement of Kingswells due to the barrier	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--		--

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		presented by the C89C Chapel of Stoneywood – Fairley Road. Proposed residential development would intrude slightly into the surrounding landscape.				
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>Fairley House (Category-C listed building) and Fairley Home Farm lie centrally within the site and Stone Axe (Site Ref NJ80NE 0029) to the east. Derbeth Farm lies to the north within the site boundary. Dykeside Farmstead lies adjacent to north eastern boundary.</p> <p>Denburn Livery Stud is located to the very south of the site. Cloghill House & Garden, and Sundial (Category B-listed building) and Cloghill Coach House (Category-C listed building) lie approximately 40m and 60m, respectively, from the south western boundary. A consumption dyke (Site Ref NJ80NE 0223) lies to the southwest of the site.</p>	<p>GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.</p> <p>Canmore Database</p>	-	Development will be required to respect any historical features and listed buildings around the area as per policy D6 and national legislation.	0
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Residential development will meet local needs of providing both private and affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0310 – Prime West

Retail 8.5ha

++	+	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 Denburn runs along part of the eastern boundary 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 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	- +

Site assessment question (click on links embedded in the text 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 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	Much of the site is freely drained however the southern part on the eastern section of the site appeared boggy and waterlogged.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	+
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
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?	Water, Climatic Factors and Human Health	The Denburn runs along part of the eastern boundary. This is quite prone to flooding however there have been no flooding incidents recorded here. According to SEPA Indicative Flood Risk Map, there is a slight chance of flooding in the south western corner of the site.	GIS Layers for Flood Risk Submitted Bid Documents	0	Drainage Impact Assessments will be required to be submitted with planning application, with provision 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
Could the development of the site help alleviate any existing flooding problems in the area?		<p>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>			SUDS made where appropriate.	
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <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 tree belt (primarily conifers) in the south is classed as a Priority Habitat. The tree belt that is outwith the northern boundary is also classed as a Priority Habitat.</p> <p>The eastern and middle sections of the site have been identified as an area of potential Bat Habitat.</p> <p>The south eastern half of the site is part of the Green Space Network. Development would result in loss/interruption of part of this.</p> <p>There have been records of Eurasian Red Squirrel and records indicate the presence of 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>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 when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>	-

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

Site assessment question (click on links embedded in the text 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.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal includes landscaped zones around 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 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
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		<p>The south eastern part is classed as a Potentially Contaminated Site (Kingswells Landfill/Brae's of Blackhill Quarry).</p> <p>A small section in the south west corner of the middle section is classed as a Potentially Contaminated Site (Five Mile Garage).</p>	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.	+
<p>Deliverability/Sustainability Constraints</p> <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	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	<p>Whole of site generally south facing. The southern part and northern part of the site is very sheltered and has thick woodland tree cover. There is some vegetation cover to the east, however it is generally very exposed.</p> <p>The very north and north eastern part of the site is fairly steep with a gradient</p>	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.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		higher than 1:12, whilst the central belt slopes gently. The southern part of the site is much flatter with gentle undulations to the west.				
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Construction of access roads from the A944 would be required to serve the development. The proximity of the proposed development to the AWPR junction could also be a constraint, as retail development would most likely increase the volume of traffic.	Submitted Traffic Assessments	--	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Travel Assessment/ Travel Plan will be required as part of the planning application.</p>	-
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400 and 800m of bus stops. Local facilities are within 1.2km. It is noted that the development would introduce retail facilities to the area.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	+	Development will introduce retail facilities to the area.	+
<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</p>	Landscape	<p>Range of mature trees in a dense woodland in the south eastern part may be lost. Tree belt classed as a Priority Habitat in the central southern section may be lost.</p> <p>Largely open farmland with unlikely loss of trees or hedge rows.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p>	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
current settlement boundaries, existing townscape and character of surrounding area?		<p>Eastern part of the site is low lying. The proposal will be creating a frontage onto the A944. The land on the opposite side of the A944 is open farmland, and the development could be seen not to fit with this surrounding landscape.</p> <p>Although the site is part of OP29 and is proposed as an extension to Prime Four Business Park, the nature of the retail proposal would somehow intrude into the surrounding landscape.</p>	Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development 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						

Site assessment question (click on links embedded in the text 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>There is a standing structure in the middle section of the site – Brodiach (former post office).</p> <p>Category C Listed Friends’ Burial Ground located 290m north of the site.</p>	<p>GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.</p> <p>Canmore Database</p>	-	Development will be required to respect any historical features around the area in accordance with the Historic Environment Policy.	+
<p>Population</p> <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposed retail uses will provide employment opportunities which will have positive impact on the economy.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0311 – Prime Four North

90 Houses 7.7ha

++	+	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 mitigatio n	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 to public/private water supplies 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	
supplies within 250m of the site which may be affected?			GIS Scottish 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>Part of the site is located within an area of potential bat habitat.</p> <p>NESBReC data indicates recordings of Brown Pipistrelle and Kestrel in the area. Straddling the western boundary is an area of ancient woodland, which is part of the designated West Hatton Local Nature Conservation Site and a NELBAP habitat.</p> <p>The southern half of the site is designated as Green Space Network. Mature trees present 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>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. 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>Nearest local facilities are within 800m and there is a bus stop within 400m. The proposal for 90 residential units has the potential 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>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	<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 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	Kingswells Primary school: 2018 – the school is just under capacity at 98%. There is capacity in the long term. Bucksburn Academy: 2018 – the school is under capacity at 87%. It is forecast to be over capacity by 2025 at 135% effective overall capacity. However, this site is also included in the future Countesswells Academy catchment area. A medical practice is available within 800m.	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?		Loss and interruption of green space network.	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.	-
Will the proposal have the opportunity to enhance the		Proposal states that green space network will be maintained and enhanced.	Submitted Bid Documents	+		+

Site assessment question (click on links embedded in the text 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?						
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar	Climatic factors	Tree belt (woodland) present to the west of the site, and some vegetation to the	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
gain? Is the site protected from prevailing winds?		east. Some shelter from northerly winds provided. South facing site; generally flat and low lying, rises gently to the east.	Aerial Map Site Visit			
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	There is a track to the northeast of the site however this would not be able to accommodate any generated traffic. Construction of access from Fairley Road 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. Travel 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 within 800m of local facilities and within 400m of a bus stop.	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	Landscape	Site is currently used as farmland. Development on this site would be likely to lead to the loss or disturbance of the stone wall consumption dyke (a robust and easily identifiable green belt boundary). The tree belt just outside the western	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?		<p>boundary of the site is designated as Prime Landscape.</p> <p>Development on this site would intrude on the surrounding landscape, especially from the Kingswells bypass which currently presents an open vista to the consumption dyke and the woodland belt at West Hatton.</p>	Site Visit		Careful site design to ensure dykes within the site and along the perimeters are retained.	
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per policy R5.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	The southern boundary of the site is bounded by Kingswells Consumption Dyke (Scheduled Monument). This is likely to be interrupted or lost as part of the development.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	--	Development will be required to respect any historical features around the area in accordance with the Historic Environment 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	Proposal will provide both private and affordable housing that will help to meet local needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+	

B0312 – East Kingsford

Fuel Station 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. 						
<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 Drain to Brodiach Burn, located on the northern boundary.</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	There may be drainage issues around the existing watercourse on site.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	+
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
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's Indicative Flood Map there is little risk of flooding on the site, apart from on the northern boundary where the Drain to Brodiach Burn is located; this might be susceptible to flooding. 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.	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>There is a small area of Priority Habitat located just to the east of the site, not within the site boundary.</p> <p>No other natural conservation features present 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>	-	Habitat enhancements may reduce residual impact on habitat/species.	+
<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 densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.	GIS Layers for bus routes/bus stops – shows you whether it's within 400m	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon 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	
Assessment of Climate Emissions)?		Nearest local facilities are 1.9km away. There nearest bus stop is over 800m away. The nature of the proposal for a food and drink restaurant and a fuel station is 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.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development 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. 							

Site assessment question (click on links embedded in the text 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	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Some vegetation on boundary. Quite sheltered. East facing site. Very low lying, as part of a forming valley. Some fairly steep slopes but the gradients are less than 1:12.	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.	Material assets and climatic factors?	The site is very close to the AWPR roundabout junction. There is an access road from the roundabout to the site.	Submitted Traffic Assessments	0	Travel Assessment/ Travel Plan may be required as part 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?		The site has the potential to produce an increase in traffic on a junction of the AWPR, as fuel station, food and drink use is proposed.			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 over 800m from the nearest bus stop. Local facilities are 1.9km away.	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	<p>The site is currently surrounded by open farmland. The existing uses surrounding the site are largely industrial.</p> <p>Proposed use would have negligible impact as the site is already in use.</p>	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0		0
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary	Material Assets	Development will provide food and drink and fuel station uses on a site that is	Submitted Bid Documents	+	LDP Spatial 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
resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?		already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Site Visit		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
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	Proposed use for food and drink, and a fuel station will provide employment opportunities which will have a positive impact on the economy. It will also have a positive impact on the wellbeing of the local population.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0314 – Maidencraig North West 1

c.100 Houses, Employment & Retail 12.1ha

++	+	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 mitigatio n	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 Drain to Denburn runs through the centre of the site. Development has potential to release of waterborne pollution into the Drain 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?	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	-	+

Site assessment question (click on links embedded in the text 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 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.	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 Drain to Denburn runs through the center of the site, so hard development may need to avoid this area. However, there are no records of flooding on this site or identified flood risk. 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.	+
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>This site is an area of improved grassland, which does not provide a valuable habitat and there is the potential to enhance the biodiversity value of this area.</p> <p>A small part of the site in the east and west 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>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> <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>Nearest local facilities are 1.6km away. There is a bus stop within 400m. Although</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 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 are bus stops in close proximity, the proposal for mixed uses is 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.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
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	Kingswells Primary is currently just under capacity at 98% and is forecast to stay the same at 98% capacity in 2025. The site is within a zone to potentially be included in a new Counteswells Academy, but at present the site would be zoned to Bucksburn Academy which is presently at 87% capacity (2018) and will be over capacity by 135% in 2025.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may 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?		Proposal will include effective landscaping to contribute positively to the surrounding greenbelt.	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 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						

Site assessment question (click on links embedded in the text 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	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	Good shelter to northerly winds from rising ground and tree belt to north. Hedgerows surrounding most of site. South/south-east facing. Generally flat – slopes not steeper than 1 in 12.	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 via a track road from Old Lang Stracht Road and Lang Stracht Road. The track road would not be able to accommodate traffic from 100 residential units together with employment/retail uses. Construction of further access roads would be required.	Submitted Traffic Assessments	--	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel 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 1.6km away from local facilities, however there is a bus stop within 400m.	GIS Layer for bus stops/bus routes	0	The proposal will include local 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
			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	Drystane dykes within the site and along the perimeters. There are few landscape features on the site. The site is exposed to views from the Lang Stracht, from its junction with the A944. The proposal is not currently well related to any development, but it would be well related to a new settlement that is allocated at Maidenraig (OP32).	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. Careful site design to ensure dykes within the site and along the perimeters are retained.	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per policy R5.	0
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 are two Sites and Monuments records for sites just outside the envelope of the site; The croft of Newpark and Fernhills to the north.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	0	Development will be required to respect any historical features around the area in accordance with the Historic Environment policy.	+
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 mixed uses: both private and affordable housing which will help to meet local need; and retail and employment uses which will have a positive impact on the economy.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements or affordable housing.	+

B0315 – Maidencraig North West 2

c.200 Houses 12.1ha

++	+	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 mitigatio n	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 Drain to Denburn runs through the centre of the site. Development has potential to release of waterborne pollution into the Drain 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?		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
					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.	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 Drain to Denburn runs through the center of the site, so hard development may need to avoid this area. However, there are no records of flooding on this site or identified flood risk. 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.	+
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>This site is an area of improved grassland, which does not provide a valuable habitat and there is the potential to enhance the biodiversity value of this area.</p> <p>A small part of the site in the east and west 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>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> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Nearest local facilities are 1.6km away. There is a bus stop within 400m. Although</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 technologies to reduce	- +

Site assessment question (click on links embedded in the text 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 are bus stops in close proximity, the proposal is 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.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy encourages waste minimisation and 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.	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. 							

Site assessment question (click on links embedded in the text 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	Kingswells Primary is currently just under capacity at 98% and is forecast to stay the same at 98% capacity in 2025. The site is within a zone to potentially be included in a new Counteswells Academy, but at present the site would be zoned to Bucksburn Academy which is presently at 87% capacity (2018) and will be over capacity by 135% in 2025.	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?		Loss of open space that is part of the green belt. It is not publicly used.	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?		No impact on core paths that run to the north and west of the 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.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal will include effective landscaping to contribute positively to the surrounding greenbelt.	Submitted Bid Documents	+		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Good shelter to northerly winds from rising ground and tree belt to north. Hedgerows surrounding most of site. South/south-east facing. Generally flat – slopes not steeper than 1 in 12.	Submitted Bid Documents 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
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Access to the site is via a track road from Old Lang Stracht Road and Lang Stracht Road. The track road would not be able to accommodate traffic from 200 residential units. Construction of further access roads would be required.	Submitted Traffic Assessments	--	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Travel Assessment/ Travel Plan will be required as part of the planning application.</p>	- +
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is 1.6km away from local facilities, however there is a bus stop within 400m.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	0		0
<p>Landscape Designated Sites</p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>Drystane dykes within the site and along the perimeters. There are few landscape features on the site.</p> <p>The site is exposed to views from the Lang Stracht, from its junction with the A944.</p> <p>The proposal is not currently well related to any development, but it would be well related to a new settlement that is allocated at Maidencraig (OP32).</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-	<p>Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.</p> <p>Careful site design to ensure dykes within the site and along the perimeters are retained.</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development 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)	There are two Sites and Monuments records for sites just outside the envelope of the site; The croft of Newpark and Fernhills to the north.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.	0	Development will be required to respect any historical features around the area in accordance with the Historic Environment 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
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	Proposal will provide both private and affordable housing. This will help to meet local need.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements or affordable housing.	+

B0316 – Smiddybrae, Kingswells

50 Houses 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 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
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>There are no significant natural conservation features located on the site.</p> <p>There are two priority habitats located to the south east outwith 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>	-	Habitat enhancements may reduce residual impact on habitats/species.	+
<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 mixed uses on site will lead to increase of energy-use and consumption, transport movement and waste.	GIS Layers for bus routes/bus stops – shows	-	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)?		The nearest bus stop is 910m away and local facilities are at least 1.6km away. The proposal is very likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.	you whether it's within 400m GIS Layers for cycle lanes/facilities Submitted Bid Documents		generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	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.	-	+
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	+	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?		Most of the site is identified as being potentially contaminated land (East Kingsford works).	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	Site is open; very windy on site visit. Some vegetation/trees present on site but not much. Site sits on a hill, so is quite exposed. North east facing site with a gentle slope.	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?	There is an access road from the A944. However, it would not be able to accommodate the generated traffic from the proposed mixed used development.	Submitted Traffic Assessments	--	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel 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 at least 1.6km from the nearest facilities. The nearest bus stop is 910m away.	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	Landscape	The site comprises derelict buildings after a substantial fire in April 2019. Some trees/vegetation exist on site. The site sits close to the A944. Visible views to the nearest settlement of Kingswells.	Landscape Character Assessment	--	Landscape impact can often be mitigated through screening or sensitive	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<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>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 		<p>Development would interrupt existing open farmland views and greenbelt.</p>	<p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>		<p>siting of buildings within the site.</p>	
<p>Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?</p>	<p>Material Assets on</p>	<p>Development will provide mixed uses sites that are already well-connected to suitable infrastructure (social, water- delivery, sewerage, energy, tele- communication).</p>	<p>Submitted Bid Documents</p> <p>Site Visit</p>	<p>+</p>	<p>LDP Spatial Strategy encourages the redevelopment of brownfield land for various uses.</p>	<p>+</p>
<p>Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?</p>	<p>Material Assets and Human Health</p>	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	<p>Existing LDP allocations for Waste Facilities</p> <p>Submitted Bid</p>	<p>Documents</p>		

++

N/A

++

For potential waste management activity sites (includes allocation for employment, industrial or	Material Assets space	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded	0	New development will be required to provide sufficient space for the storage of general	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
storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?			Zero Waste Plan) Submitted Bid Documents		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	Proposed mixed uses 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 environmental improvements.	+

B0317 – Site at Greenferns, South of Orchard Brae School – Bid Withdrawn

B0321 – Huxterstone

150-180 Houses 22ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigatio n	Mitigation if appropriate?	Scoring – post 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	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?			GIS Scottish 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>Part of the site sits within a potential bat habitat.</p> <p>Western and northern boundary part of site bounds the Green Space Network. At the very north of the site is a pocket of Ancient Woodland.</p> <p>Records of Curlew, Snipe, Siskin and Swift on the site. 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>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.</p> <p>Due regard to be given to Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	- +

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

Site assessment question (click on links embedded in the text 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.	
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>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 be overcapacity. There is likely to be provision in the longer term once the new Countesswells Academy is built.</p> <p>There is a Medical Practice 930m from the site.</p>	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		<p>Site is on a brow of a hill and is a significant part of the greenbelt. Development would interfere with this open space.</p>	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	--	Sufficient open space provision will be required as per the Open Space Policy in 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
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal will include a variety of well-linked public open space areas within the residential development.	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.	-
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	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 aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Site is southwest facing, located on the brow of a hill, is very exposed and slopes steeply towards the south with a gradient of 1 in 10.	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 within the development would be needed.	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.	+
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, and within 1km of a major employment area. There are bus stops 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. 						

Site assessment question (click on links embedded in the text for 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>Open undeveloped area surrounded to the north and west by built environment. Stone dykes present on site.</p> <p>The site is situated on the brow of a hill and its development will have a permanent and negative effect in the landscape setting of the area. Site is also a significant part of the greenbelt and its development would encroach into the open countryside.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	--		--
<p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?</p>		<p>Development of site will harm the landscape setting of the city as it would encroach onto the open countryside.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>			
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
<p>Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	<p>Existing LDP allocations for Waste Facilities</p> <p>Submitted Bid Documents</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) 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 <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Development would provide private and affordable housing. The leisure and recreation element of the proposal would provide employment opportunities and would improve the economic growth of the area.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

Appendix 8.4 Undesirable Sites: Ward 4 – Northfield

B0404 – Northfield Medical Practice

B0406 – Site 4, Manor Park

B0404 – Northfield Medical Practice

Housing 0.22ha

++	+	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	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?			GIS Scottish 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 residential uses will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and is within a neighbourhood centre with various 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>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. 						

Site assessment question (click on links embedded in the text 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	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. This capacity is expected to decrease overtime however it would still be sufficient. A medical practice is 1km from the site.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						

Site assessment question (click on links embedded in the text 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	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south facing and has some trees and vegetation cover providing shelter from northerly winds. This is a generally flat site with gentle undulations to the rear.	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.	Material assets and climatic factors?	Access to the site is possible from Byron Square, Marchburn Road and Byron Crescent.	Submitted Traffic Assessments	+	Travel Assessment/ Travel Plan may be	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Road network capable of accommodating traffic generated?					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 Neighbourhood 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 area?	Landscape	The site is within an urban area with one building on site and a few trees and hedges. Redevelopment would not result in any significant loss of landscape features.	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	Material Assets	Development will provide residential uses on a site that is well-connected to suitable	Submitted Bid Documents	+	LDP Spatial 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
development re-use an existing structure or recycle or recover existing on-site materials / resources?		infrastructure (social, water-delivery, sewerage, energy, tele-communication).	Site Visit		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
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 which will help to meet local housing needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements or affordable housing.	+

B0406 – Site 4 – Manor Park

Mixed Use 0.56ha

++	+	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 <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 culverted Scatter Burn runs beneath the south end of the site and to the immediate south west and west of the site. The burn feeds into the River Don which is located within 400m north of the site.</p> <p>Development has the potential to 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>	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			OS Map	-	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?		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	GIS Hydrogeology 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 R7.		
Can the option connect to the public foul sewer?		Connections nearby.	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 nearby.	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	Water, Climatic Factors and Human Health	Indicative flood maps show low and medium risk of surface water flooding present on site and immediately adjacent to the site where the Scatter Burn has been culverted.	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. A flood risk assessment would 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
existing flooding problems in the area?					required as part of any development proposal.	
<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>There is limited vegetation aside from overgrown weeds/bushes on the developed part of the site. The undeveloped area is made up mostly of overgrown grass and a tree belt. Designated species have been identified on, or within a buffer, of the site. There may be risk of loss or disturbance of wildlife habitat or species.</p> <p>Land west of the site is zoned urban green space and green space network.</p> <p>Aberdeen – Inverness & Kittybrewster Railway Line Local Nature Conservation site is within 150m south of the site. This provides a green corridor through the city but is unlikely to be disturbed by development at the bid site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard must be given to Policy NE2 when planning the development 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>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is close to local facilities. There is a bus stop within 400m. Development is likely to increase traffic into the built-up</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 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	
		area and have a long term negative impact on climatic factors through emissions.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		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. 							

Site assessment question (click on links embedded in the text 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 within the catchment area of Manor Park Primary School and Northfield Academy. Manor Park is running at 98% capacity and is expected to be over capacity by 2025. Northfield Academy is running at 82% and is expected to be at 99% by 2025.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site was formerly a Gas Works and as it is relatively undeveloped there may be contamination present on site which will require to be assessed as part of any development proposal.	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.	+

Site assessment question (click on links embedded in the text 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 will be delivered within the plan 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 reasonably sheltered by surrounding land uses, boundary walls, and tree belt to the west and south west corner.	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?	The site is immediately adjacent to land proposed for significant regeneration and a roads intervention project which once complete may impact on the viability of the site for uses other than residential or uses serving a local catchment.	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	A bus stop is located within 125m to the north east of the site on Great Northern Road serviced by multiple bus routes and bus operators. Other bus stops are located	GIS Layer for bus stops/bus routes	+		+

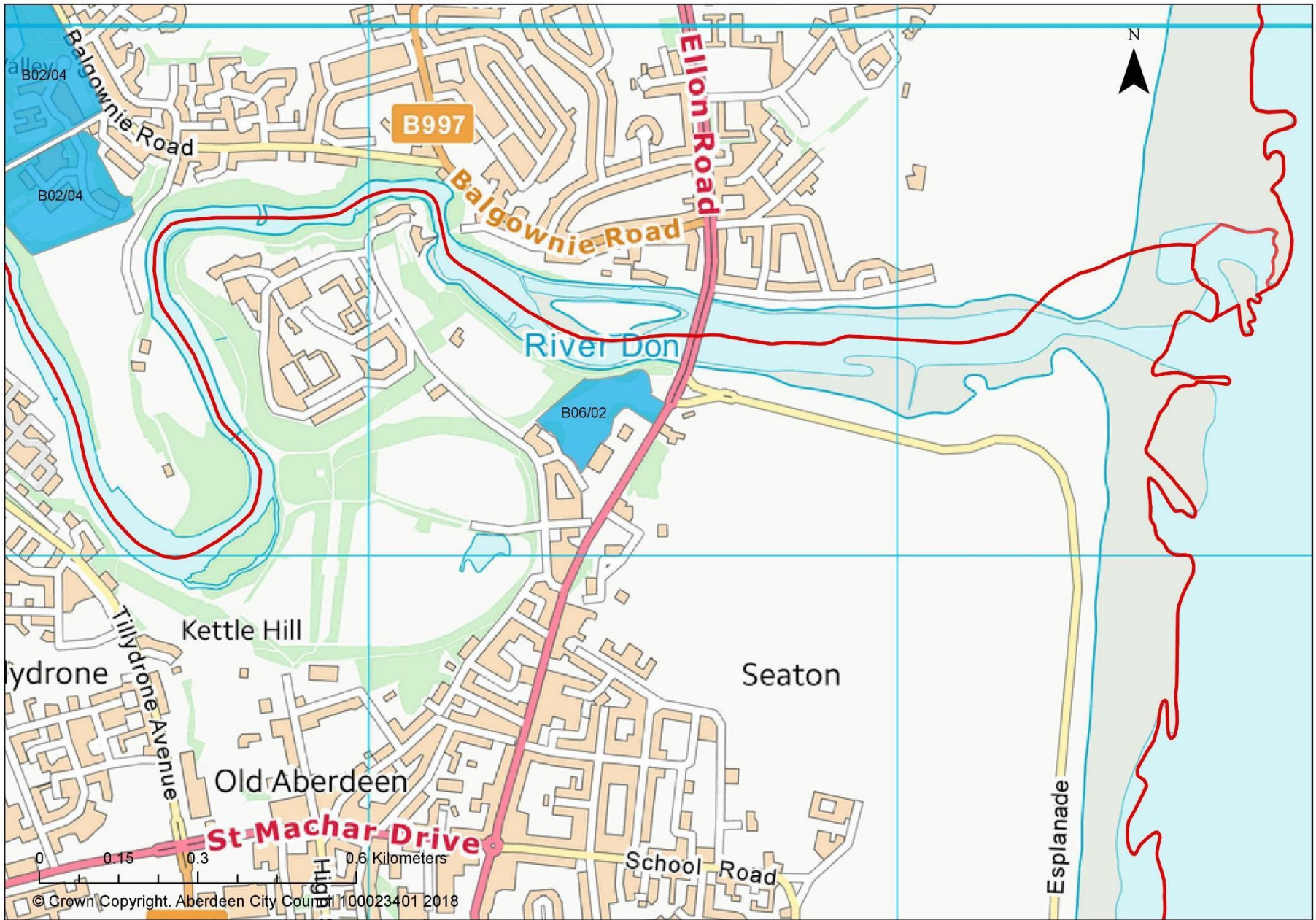
Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		<p>on Manor Avenue which is serviced by alternative bus services. Manor Park Primary School is under 500m away to the south. Northfield Academy is over 1km away to the south east. Recreational areas are located immediately west of the site. Allotments are located immediately west of the site. A mix of retail uses are available along Great Northern Road to the north of the site, at Haudagain Retail Park and at Haudagain roundabout. Tesco Extra is approximately 800m away to the north. Bannatynes gym is 500m away to the north.</p>	Check distance to local facilities			
<p>Landscape Designated Sites</p> <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>Existing site is part developed and utilised as a caravan park and part vacant. It is a gap site nestled between other land uses (residential, food growing, recreational and open space). 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.	+

Site assessment question (click on links embedded in the text 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 features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		Development on the site is unlikely to be obtrusive to the surrounding landscape. The boundary walls contain the site well as does the tree belt.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	As above.	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	The site was a former gasworks and permanent structures remain on site. Boundary walls remain on the site and may need to be considered as part of the design and layout of subsequent development proposals.	Submitted Bid Documents 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 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

Appendix 8.5 Undesirable Sites: Ward 6 – Tillydrone/Seaton/Old Aberdeen

B0602 – Land at Lord Hay’s Grove



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B0602 – Lord Hays Grove

55-95 Houses 2.15ha

++	+	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;">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: purple;">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	-	Where there is potential for pollution of the water environment the City Council will liaise with SEPA. Drainage Impact Assessment will 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			OS Map	-	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
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	GIS 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?		Site is connected to the public foul sewer.	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 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
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	<p>No flood risks identified on the SEPA flood map, however development may increase the amount of surface water run-off potentially affecting nearby sites where there have been past surface flooding incidents. Being close to the River Don the site may be vulnerable to future changes in climate.</p> <p>Proposal allows for an area of open space which may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>	GIS Layers for Flood Risk 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>Protected Species (bats, otters, etc.)</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>Northwest corner of the site is part of the River Don Corridor Local Nature Conservation Site. The Donmouth Local Nature Reserve is also to the north of the site, outwith the boundary. Site is also part of the Green Space Network.</p> <p>Development proposes to implement integrated bird boxes and install low-level lux development lighting to minimise interference with nocturnal species. It aims to protect areas of existing woodland by employing 8m wide zone of influence (woodland expansion and wild grass zone) around existing woodland to allow for expansion of woodland and wild grasslands. Proposal includes a River Don corridor buffer which incorporates landscaping to encourage and enhance local wildlife.</p> <p>The site is identified as being an area of potential bat habitat.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>HRA required to ensure the safeguarding of the conservation objectives.</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.</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>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
Climate Change mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy Reduce vulnerability to the effects of climate change 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>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>The development proposes reduced car parking to encourage use of public transport and active living. It seeks to retain existing footpaths and to introduce Binded Gravel (country style) footpaths to provide a suitable all-weather path. 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.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		proposes to improve and extend the cycle network.				
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/GP capacity	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.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	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
		There is a GP 1.1km from the site.				
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 currently well-used green space. Proposal aims to maintain much of the existing woodland/ landscaping and 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 Local Development Plan.	- +
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 21 runs through the site and development is not expected to impact this negatively. Development proposes to upgrade part of this Core Path and upgrade some of the undefined paths running through the site to country style paths.	GIS Layer on Core Paths/Cycle Lanes	0	Mitigation should ensure the development will 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?		The development will provide expansion of woodland and wild grassland through an 8m wide zone of influence around existing woodland, the proposed provision of integrated bird boxes and an urban meadow.	Submitted Bid Documents	+	Due regard will be given to Green Space network policy when planning new developments to ensure habitat links are maintained and enhanced.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/sustainability constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services Protect and enhance outdoor access opportunities and access rights 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Expected development completion will be within 10 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	This is a flat, south westerly facing site that is well sheltered with tree belts to the north, east and west.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+

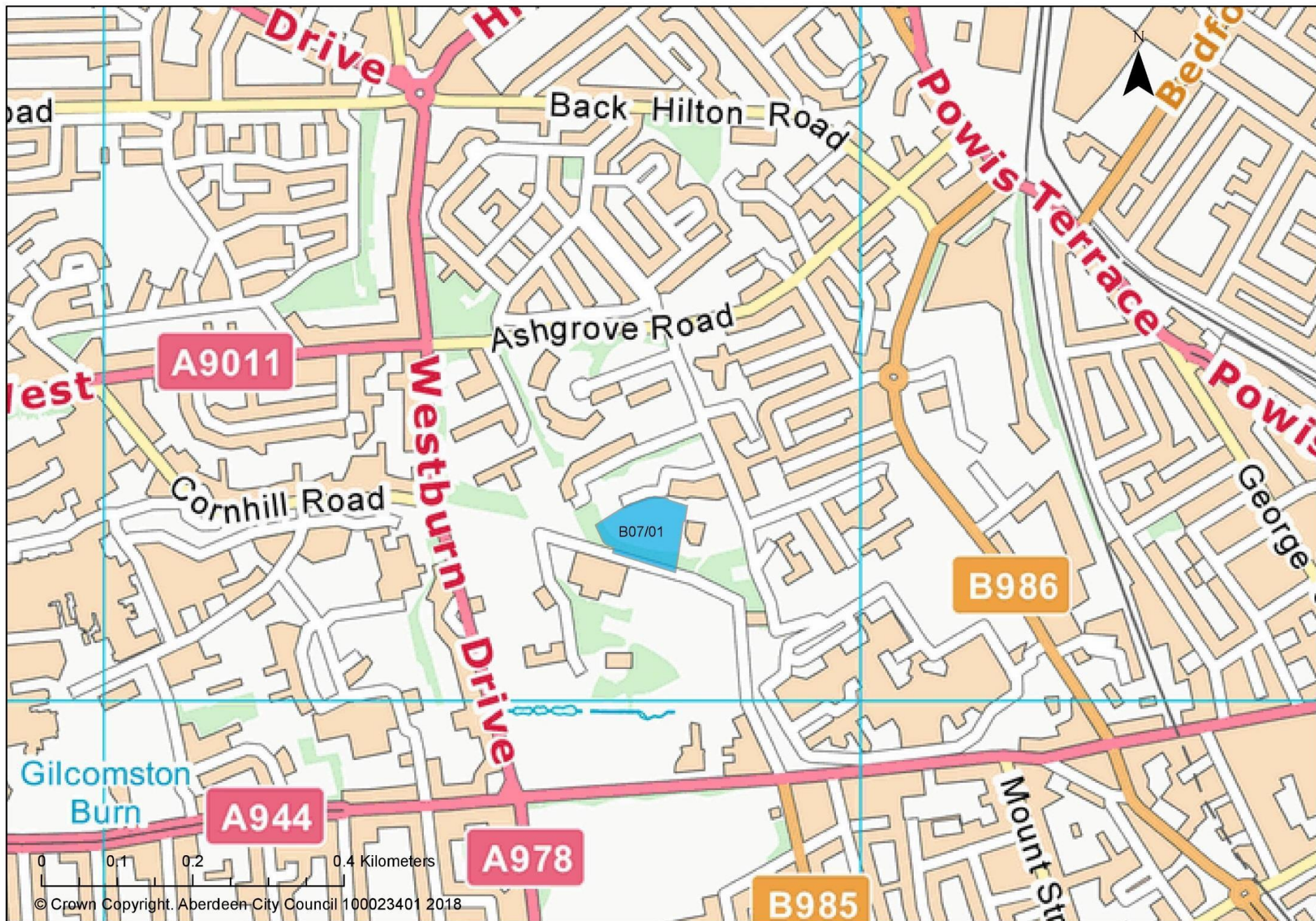
Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Vehicular Access constraints or opportunities -</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Vehicular access to the site would be from one reasonably narrow road which is not likely to have the capacity to cope with significant amounts of traffic from a new 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	<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 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	++
<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>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 GSN</p> <p>Site Visit</p>	-	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		Development may affect the distinctive landscape character of part of an LNCS and the River Don Valley. Site is classed as Prime Landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
Material assets						
<ul style="list-style-type: none"> Minimise waste 						
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
Cultural Heritage						
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	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 must respect and enhance the Conservation Area as per Policy D6 and national legislation.	+
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	The development may negatively affect the patterns of use of the landscape in terms of locals frequenting the open space within the Conservation Area.	Submitted Bid Documents	-		Development must have due consideration to its setting.	+
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 55-95 housing units, both private and affordable.	Submitted Bid Documents	+		Developer contributions may be required as appropriate for environmental improvements or affordable housing.	+

Appendix 8.6 Undesirable Sites: Ward 7 – Midstocket/Rosemount

B0701 – Land adjacent to Cornhill Road
B0603 – Royal Mail Depot, Kittybrewster
B1006 – West End



B0701 – Land adjacent to Cornhill Road

Housing 0.81ha

++	+	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

Site assessment question (click on links embedded in the text 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	SEPA Flood Risk Maps show that there are chances of surface flooding in the two central sections of the site. Hard development on this site may increase the amount of surface water run-off potentially affecting the existing residential development surrounding 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 Submitted Bid Documents	--	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>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>Development would interfere with Green Space Network on site. Several mature tree belts with TPOs would be affected.</p> <p>Site is identified as being an area of potential bat habitat.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	--	<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 to be given to Green Space Network Policy when planning the development to ensure habitat links are maintained and enhanced.</p> <p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p>	-
<p>Climate Change mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy Reduce vulnerability to the effects of climate change 						
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	+

Site assessment question (click on links embedded in the text 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>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>stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>		<p>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> <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	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/GP capacity	Population and human health or material assets	Skene Square Primary School is currently under capacity; however, forecasts show that by 2025 it will be overcapacity. Aberdeen Grammar is currently at full capacity and forecasts show it running overcapacity from 2021. There is a GP 1.3km from the site.	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		The site contains a significant area of open space with mature trees protected via TPO. There has been an incremental loss of open space in this	GIS Layer on Green Space Network (GSN)	--	Sufficient open space provision will be required as per Policy NE2 in 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
accessibility to open space or result in a loss of open space?		area as a result of a significant amount of residential development.	Aberdeen Open Space Audit Existing LDP allocations for GSN		Local Development Plan.	
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development will result in the loss of an attractive area of open space as well as severing 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 regard will be given to Policy NE2.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/sustainability constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services 						

Site assessment question (click on links embedded in the text 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's expected completion will be within the LDP timeframe.	<p>Submitted Bid Documents</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	This is a west facing site with generous tree cover to the south and west, and pockets of trees across the rest of the site and outwith, providing adequate shelter from northerly winds.	<p>Submitted Bid Documents</p> <p>Aerial Map</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?	Vehicular access to the site would be from either Shaw road to the north west of the site or just off May Baird Avenue to the east of the site which service the existing residential developments near the site.	Submitted Traffic Assessments	0	N/A	0
<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 facilities are located within 400m 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. 						

Site assessment question (click on links embedded in the text for 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 a permanent and negative effect in the landscape setting of the area.</p> <p>This is an attractive area of open 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 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 						
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.	<p>Existing LDP allocations for Waste Facilities</p> <p>Submitted Bid Documents</p>	++	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.	<p>Check Scottish Planning Policy (superseded Zero Waste Plan)</p> <p>Submitted Bid Documents</p>	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)	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	0	Development will be required to respect and enhance the Conservation Area as per Policy R5 and national legislation.	-	+
Population <ul style="list-style-type: none"> Promote economic growth, social Inclusion, environmental improvement, health and safety; 							
Promote economic growth, social Inclusion, environmental improvement, health and safety;	Population	Proposal is for residential development and will include a portion for affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements or affordable housing.	+	

B0603 - Royal Mail Depot Kittybrewster

Rezone to 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 							
<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 possible.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	
<p>For large scale developments are there</p>	<p>Water and Human Health</p>	<p>Connections possible.</p>	<p>OS Map GIS Scottish</p>	0	<p>N/A</p>	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
any private or public water supplies within 250m of the site which may be affected?			Water Layer			
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	No known areas of flooding near to or on the site. Mixed use development unlikely to impact on this issue.	GIS Layers for Flood Risk	0	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for 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>A designated species is known to be on site. Mixed use development may provide the possibility to enhance habitat connectivity by providing areas of open space.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced. Policy NE3 protects natural heritage; biodiversity and habitats.</p>	-	+
<p>Climate Change mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy • Reduce vulnerability to the effects of climate change 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of mixed uses on site may lead to increase of energy-use and consumption, transport movement and waste.</p> <p>There are bus stops within 400m of the site.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating</p>	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			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 may result in slightly negative environmental impacts during and post construction.		-	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
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 Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.</p>	Site Visit	+	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
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site is identified as potentially contaminated – Kittybrewster Granite Works .	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 site, well sheltered.	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?					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 and shopping/leisure facilities are 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. 						

Site assessment question (click on links embedded in the text for 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	Mixed use development on this site is not expected to have a significant impact on the landscape setting of the area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and Green Space Network Site Visit	0	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	0
<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 could provide a mix of uses 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	It is unknown precisely what the mix of uses could ultimately be.		0	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 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>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>Connection available.</p>	<p>GIS Scottish Water Layer</p>	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	
<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 Rubislaw Den/ Den Burn travels perpendicular to Queen’s Road/ Carden Place within the West End Area.</p> <p>SEPA mapping indicates significant areas across the West End Area which are potentially subject to high, medium and low river flooding, and medium and low surface water flooding as well as small areas of high risk of surface water flooding.</p>	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-	
<p>Biodiversity, Flora and Fauna</p> <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 are a number of TPO areas at street level across Albyn Place, Carden Place and Queen’s Road.</p> <p>Rubislaw Terrace Gardens is the main area of open space which is surrounded within the West End Area.</p>	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 Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.	-	+

Site assessment question (click on links embedded in the text 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 provision of new uses on site may lead to increase of energy-use and consumption, transport movement and waste.</p> <p>There are a significant number of bus routes along both Queen's Road and Albyn Place. The near city centre location is central to a number of facilities and services. The adjacent city centre is an employment centre as is the West End Area.</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>
<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>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>

Site assessment question (click on links embedded in the text 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	Ashley Road is forecast to have capacity of 89% in 2022 and 86% by 2026. Aberdeen Grammar is forecast to have capacity of 99% in 2022 and 107% by 2026.	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	Brownfield.	Site Visit Submitted Bid Documents	+		+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		There is a small area relating to information submitted in support of an application relating to ground contamination. Ref. 050224	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	+		+
Deliverability/Sustainability Constraints Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights.						
Site aspect – does the site make best use of solar gain? Is the site protected	Climatic factors	The West End Area is already densely built out with most buildings 2 or 3 storey in height.	Submitted Bid Documents	+	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?			Aerial Map Site Visit		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 would not be any significant issues in terms of vehicular access in changing the designation from VC6 to H1 as most properties include significant over provision of parking for domestic use.	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	The West End Area is well served by bus routes and is close to the city centre services.	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	The West End Area is already densely built out with most buildings 2 or 3 storey in height and so the redesignation from VC6 to H1 is unlikely to result in new builds or extensions which would impact the townscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	+		+

Site assessment question (click on links embedded in the text 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	The West End Area is already built out with historic terraces.	Submitted Bid Documents Site Visit	+		+
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.		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
Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents						
Will the option affect any archaeological sites, scheduled monuments , listed	Cultural heritage, incl architectural and archaeological heritage (and	There are a number of category A, B and C listed buildings within the West End Area which is also part of the Alybn/Rubislaw Conservation Area. Changing the designation from VC6 to H1	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
buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	links with landscape)	could have positive implications for cultural heritage in terms of the removal of signage, car parking and unsympathetic extensions, though the viability of changing use to residential may be questioned.	buildings, conservation area. Canmore Database			
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	Changing rear car park to garden ground could potentially improve the setting of the listed buildings within the West End Area.	Submitted Bid Documents	-		- +
Population Promote economic growth, social inclusion, environmental improvement, health and safety.						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Any proposals of over 5 residential units are required to provide 25% as affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

Appendix 8.7 Undesirable Sites: Ward 8 – George Street/Harbour

B0805 – North Harbour

B0604 – Froghall Terrace/Jute St/King's Crescent

B0806 - 54 Gallowgate, Greyfriars House

B0322 – Rezone Pittodrie Park as Mixed Use

B0805 – North Harbour

Harbour Related Functions 123.40 ha

++	+	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	0	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?		Located in a built-up area it is likely that potential future development can connect to the public system.	Bid documentation	0	New development will utilise existing connections, where	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	
					possible, to the public sewer system.		
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>The site is within the River Dee SAC Catchment area. There is a green corridor that runs east/west along the River Dee that provides habitat and connection in this SAC.</p> <p>Protected Species have been recorded in this area, as well as locally important species.</p> <p>Bid does not specify specific development proposals other than continuation of existing uses.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	0	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-	+
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>Bid does not specify specific development proposals other than continuation of existing uses. May lead to an increase of energy-use and consumption, transport movement and waste if there is concentration of existing uses. Potential reuse of brownfield sites/ buildings.</p> <p>The site is well connected to City Centre transport hubs (train, bus).</p> <p>Core path 98 runs north/south on Market Street. Pavement space along Market Street thoroughfare is available although usually bust with traffic. It is also an AQMA.</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>Any 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 Local Air Quality Management thresholds being breached in Aberdeen's existing Air Quality Management Areas?	Air	<p>Bid does not specify specific development proposals other than continuation of existing uses. Depending on scale of future development, AQMA thresholds may need to be considered.</p> <p>Any development proposals 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</p>	-	+

Site assessment question (click on links embedded in the text 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 further 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	There is a range of community facilities and amenities in the City Centre and good transport links to other areas in the City.	GIS Layer for School Catchments Aberdeen School Roll Capacity Health Centre Provision	0	Developer contributions will be required, as appropriate, to mitigate deficiencies in any resulting demand on services.	0	
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 site is located close to Core Path 98 (Market Street). Bid does not specify specific development proposals other than continuation of existing uses so it is not possible to anticipate demand on this.	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. Contributions may be required towards aspirational core path 10.	0	
Will the proposal have the opportunity to enhance the green network through for		Development proposals, once defined, may be required to enhance the Green	Submitted Bid Documents	0	Provision to enhance the remaining Green Space Network 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	
example the green infrastructure on site?		Space Network, depending on the proposal.			expected through 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	<p>Site is located within an existing built up area.</p> <p>Bid does not specify specific development proposals other than continuation of existing uses.</p>	<p>Site Visit</p> <p>Submitted Bid Documents</p>	0	Measures should be in place to ensure that possible contamination from construction will be properly remediated.	-	+
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. 							
<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	The proposer notes the safeguarding and identification of the area for existing use in order to support harbour-related activities. Individual sites within the area may have some servicing constraints to an extent, however most of these will be existing developed sites.	<p>Submitted Bid Documents</p> <p>GIS Layers for gas networks, gas pipelines,</p> <p>Site Visit</p>	0	N/A	0	
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Bid does not specify specific development proposals other than continuation of existing uses. The Bid area will include various potential sites.	<p>Submitted Bid Documents</p> <p>Aerial Map</p> <p>Site Visit</p>	0	Potential future development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter	+	-

Site assessment question (click on links embedded in the text 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 winds, as per the LDP.		
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Existing established road network and main thoroughfare to the City Centre/ harbour area. Development proposals may add demand to the road network, but there is existing uses within the area that already contribute to this.	Submitted Traffic Assessments	0	Access arrangements to site(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 to establish additional demand on road network.	-	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is located close to main public transport hubs (train, bus).	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	Bid does not specify specific development proposals other than continuation of existing uses, however due to site's location in an existing built up area, there	Landscape Character Assessment Existing LDP allocations for	0	Retain and enhance setting through careful landscape analysis and design		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
exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		is unlikely to be significant adverse impact on the landscape setting.	Greenbelt and GSN Site Visit		appropriately to limit impact.	
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	Proposal may involve the reuse or intensification of use on existing sites. The site is associated with supporting and safeguarding harbour-related activities, one of the City's key economic features.	Submitted Bid Documents Site Visit	0	N/A	+
Cultural Heritage						
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
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	Bid does not specify specific development proposals other than continuation of existing uses. There are some historic industrial and tenement buildings along Market Street, also related to the function of the harbour.	Submitted Bid Documents	0	National guidance and local policy protects historic assets and their setting.	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 may support jobs and employment in the area relating to the harbour economies.	Submitted Bid Documents	+	N/A	+

604 Froghall Terrace-Jute St.-King's Cres

H2 to H1 3.7 ha

++	+	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>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>Connection available.</p>	<p>GIS Scottish Water Layer</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	SEPA flood maps indicate that there are very small patches of low, medium and high risk flooding within the site.	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
<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>NESBREC records sightings of two Common Pipistrelles and two Soprano Pipistrelles.</p> <p>There is a tree lined railway embankment offsite to the south west of the site which is recorded as Green Space Network and LNCS Aberdeen – Inverness & Kittybrewster Railway Line.</p> <p>There are mature trees onsite, to the centre east and east of the site in particular.</p>	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 Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.	-
<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 provision of further residential uses on site could lead to increase of energy-use and consumption, transport movement and waste.</p> <p>For mixed use designation as is currently the case, ground floor use it may encourage people within the walkable neighbourhood to stay local rather than use public or private transport to travel.</p> <p>There are bus stops directly outside the eastern boundary of the site on King's Crescent and Spital and the number 20 bus operates from these stops. Approximately 230m east of this on King Street there are stops from which a wide range of services use.</p> <p>Due to the central location there are a number of medical practices nearby, the closest of which are within 0.5km walk from the northern edge of the site. Froghall Community Centre within 0.5km walk of the western edge of the site. Sunnybank Primary School is a 650m walk from the east and west most northerly points of the site. There are a number of shops and services on King Street which are within 0.5km of the southern point of the site.</p> <p>1.5km to the south east is the nearest industrial estate on the north side of the harbour.</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>	-	+
<p>Air Quality</p> <p>Limit or reduce the emissions of pollutants.</p>							

Site assessment question (click on links embedded in the text 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)?		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 area. Health provision.	Population and human health or material assets	<p>The proposed rezoning would not in itself make an increase of residential units within the site more or less likely.</p> <p>The site is zoned to Skene Square and Sunnybank Primary School which are forecast to have capacity of 86% and 91% in 2022 and to 82% and 103% by 2026.</p> <p>The secondary education is zoned to Aberdeen Grammar and St. Machar Academy which are forecast to have capacity of 99% and 90% in 2022 and 107% and 97% by 2026.</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
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		The site is already developed and there is limited undeveloped space within the site.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part 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
					development. Due regard must 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	<p>The site has already been developed and the units are still currently in use.</p> <p>Short term adverse effects on soil. Possible soil contamination during construction.</p>	Site Visit Submitted Bid Documents	+		+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		<p>There are records from that information has been submitted with regards potential contamination for two areas within the sites. Planning ref. 151316 and 071792.</p>	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	0		0
Deliverability/Sustainability Constraints Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights.						
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	<p>The site is already developed with mostly terraced housing around the periphery of up to 3 storey in height, 4 storey flats in the middle of the site. There are mature trees within the grounds of the properties to the east of the site. The site is surrounded by development on each side, much of which is also many stories in height.</p>	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.	-
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	<p>Site is well positioned with respect to the city centre and regular and varied bus routes around the city on nearby King Street.</p>	GIS Layer for bus stops/bus routes Check distance to local 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
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	Existing development is quite high and surrounded by other tall terraced housing. It is unlikely that a change from mixed use to residential designation would result in development coming forward which would increase visual impacts upon the townscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and 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?		There are mature trees within the ground of plots to the east of the site which could be affected by new development, though the rezoning from mixed use to residential use would not make this more likely.	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 or recover existing on-site materials / resources?	Material Assets	The site is fully developed.	Submitted Bid Documents 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
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
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)	The easternmost part of the site which fronts Spital and King's Crescent is within the Old Aberdeen Conservation Area. Within this is a category B listed terrace and the category A listed Chapel of St. Margaret. The rezoning from mixed use to residential use would not make any impacts upon historic designations any more likely.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-		-
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	Any proposals for additional housing would be required to contribute 25% towards affordable housing for 5 or more units.	Submitted Bid Documents		Developer contributions may be required as appropriate for environmental improvements and affordable housing.	

B0806 - Site at 54 Gallowgate, Greyfriars House

Mixed Use.0.4ha

++	+	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 within and adjacent to site.</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	
<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.</p>							

Site assessment question (click on links embedded in the text 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>Areas of the site suitable for bat habitat and there is a designated species within the vicinity of the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Policy NE3 protects designated species and their habitats from the effects of new development.</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 new uses on site may 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 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 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 reasonably 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 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 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 now vacant 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 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)	In close proximity to St Margret of Scotland Episcopal Church, which is a category B listed building. Development has the potential to bring the site back into use with sensitive and high quality design, but may also have a negative effect on the site and setting of the Church.	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 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	There is an approved planning application on this site for residential development, bringing a vacant brownfield site back into use in a central location.	Site Proposal / Masterplan / Development Framework Existing LDP Allocation	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0322 OP87 – Pittodrie Park (Mixed Use)

Mixed Use6ha

++	+	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 							
<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 mixed uses on site may lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Bus stops, cycle paths and Core Paths are all within 400m of the site. There are</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating</p>	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		recreational/leisure and health facilities within 800m of the site.	cycle lanes/facilities Check distance to local facilities		technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Development may result in slightly negative environmental impacts during and post construction.		-	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/GP capacity	Population and human health or material assets	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. Old Machar Medical Practice is within 800m of the site. Capacity issues would be dependent of level of residential development proposed.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required 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?		Loss of the Pittodrie Football Stadium however, this will be relocated to another location. Open space will be required as part of development proposals.	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	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 a mix of uses 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	It is unknown precisely what the mix of uses would be at this time although the developer suggests that the mixed use zoning will allow for greater flexibility and a range of complementary uses on site.		-	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	-	+