

Appendix 8.8 Undesirable Sites: Ward 9 – Deeside

B0901 – Culter House Road Phase 1	B0926 – Huxterstone	
B0903 – West Craigton Farm	B0927 – Contlaw Road	B0950 – Land at Brookfield
B0904 – Land adjacent to Countesswells Wood	B0928 – Land West of Malcolm Road	B0951 – Hill of Ardbeck
B0905 – Culter House Road	B0929 – Guttrie Hill West	B0952 – Waldorf School
B0906 – Contlaw	B0930 – Guttrie Hill East	B0953 – West Craigton Farm
B0907 – Albyn Playing Fields	B0931 – Friarsfield Woodley	B0954 – Burnside Road
B0908 – Countesswells	B0932 – Hillhead of Countesswells	B0955 – Land between Beildside House and Deeside Way
		B0956 – Torbeck International School
B0909 – Pineacres Contlaw Road	B0933 – Damhead/Cadgerford	B0957 – Friarsfield Expansion
		B0958 - Newton
B0910 – Friarsfield North	B0934 – Kennerty Farm	B0959 – Cults Pumping Station
B0911 – Land at Culter House Road	B0935 – Newmill Farm	B0960 – West Craigton Farm H2
B0912 – Craigton Road South (1)	B0936 – Treepark 1	B0961 – Hill of Ardbeck
B0913 – Craigton Road South (2)	B0937 – Treepark 2	
B0914 – Craigton Road South (3)	B0938 – Lover’s Walk	
B0915 – Land at Sunnyside	B0939 – Peterculter East 1	
B0917 – Land East of Inchgarth Mews	B0940 – Peterculter East 2	
B0918 – Land at Mill of Brotherfield	B0941 – Peterculter East 3	
B0919 – Land at Craigton Road	B0942 – Milltimber South	
B0920 – Binghill Farm	B0943 – Milltimber Farm	
B0921 – Countesswells Expansion	B0944 – Inchgarth Road	
B0922 – Land at West Craigton	B0945 – Shepherds Retreat	
B0923 – Hillhead of Pitfodels	B0946 – Malcolm Road, Peterculter	
B0924 – Loirsbank	B0947 - Binghill House	
B0925 – Highview House, Countesswells	B0949 - Friarsfield Sunnyside	

B0901 – Culter House Road Phase 2

8 Houses 1.64ha

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

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections are possible.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	SEPA flood maps indicate there is no flood risk. A small burn runs north to south at the west of the site, which may be vulnerable to flooding in future. 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 a 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:	Bio flora and fauna	The site is all ancient woodland. Although the trees have been felled this designation is still valid as it also relates to soil, and seeds that may be present within it.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs,	--	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>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>The site is within the River Dee Catchment Area, and it is located in Green Belt and comprises Green Space Network. Development on this site will lead to the loss and disturbance of these elements.</p> <p>NESBReC records show bat survey may be required.</p>	<p>TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>		<p>measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>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>	<p>Climatic Factors</p>	<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>The closest bus stop is 800m away and local facilities are at least 80m away. The proposed development is likely to result in additional vehicular movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>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</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/	Population and human health or material assets	Culter Primary School has capacity. Cults Academy is forecast to be over capacity by 2021.	GIS Layer for School Catchments	-	Developer contributions may be required as appropriate to mitigate	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Primary school catchment area. Health provision.		Closest medical practice would be in the nearest settlement of Milltimber (800m) and Peterculter (2km).	Aberdeen School Roll Capacity		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 woodland buffers, SUDS retention ponds and pedestrian links north-south and to existing woodlands.	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	Development will be delivered 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	The site is sheltered by tree belts and to some degree by topography surrounding the Aberdeen Western Peripheral Route junction. Site is clear felled, generally south-east facing and relatively flat.	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 can be accessed via Culter House Road (a country road). Construction of further access roads to serve the development would be required.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment may be required during the planning application process.	- +
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	800 metres to Milltimber; approx. 2 kilometres to Peterculter (district centre, school and sports centre). No significant employment opportunities close to the site. Nearest bus stop is 800m away.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-
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 located in the Lower Deeside Landscape Character Area. The Dee Valley is one of the defining and distinctive landscape features of Aberdeen. Development in the treed area would erode the character. The Aberdeen Western Peripheral Route is located in a cutting to the west of the site, due to the elevation of the site it would impact into the surrounding area when viewed from the AWPR. This area forms part of the gap separating Milltimber from Peterculter. Development in this area, exacerbated by the AWPR, will erode that gap leading to coalescence and the loss of the separate character of the two settlements.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	--	N/A	--
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++

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

B0903 – West Craigton Farm

150 Houses 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 the Culter Burn/ Leuchar Burn ('moderate condition' status in 2014 as per SRBMP) and a number of its tributaries. Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SuDS made where appropriate.	+
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse)?		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall	+

Site assessment question (click on links embedded in the text 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 required.	GIS Scottish Water Layer	-	Development required to comply Policy NE4 requiring development to connect to the public sewer.	-	+
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Areas of the site appear to be partially waterlogged. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SuDS could offset impact.	-	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The Culter Burns runs to the west of the site; however no flooding risk is identified by the SEPA Flood Map. An open watercourse flowing into the Culter Burn forms the east and part of the south edge of the site. The small watercourse may be vulnerable to flooding in future although there are no recorded flooding incidents, which indicate that it is not likely to be a significant issue.	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	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Some loss or disturbance of wildlife habitat or species expected. The River Dee and Culter Burn SAC runs to the west of the site and the Culter Burn LNCS runs adjacent to the western boundary.</p> <p>A Tree Preservation Order (ref 81) lies to the west of the site. Green Space Network covers the site, with the exception of two small areas.</p> <p>The site and surrounding area is associated with bat habitat/ activity.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal will likely be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. 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>Direct access to rail or bus network is available between 400-800 metres. There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. There are no available facilities within 800 metres of the site. There are no significant employment opportunities within 1.6 kilometres of the site.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>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>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	-	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	<p>New development should consider sustainable travel methods and sustainable construction methods 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	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however Cults Academy will be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions (education) may be required to address capacity issues.	-	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Proposal will result in the loss of open space which is designated Green Space Network. However, the site is not considered to be 'pubic' open space.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	-	Sufficient open space provision will be required as per the Open Space requirements (Policy NE2)	-	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would likely fragment the Green Space Network.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-	

Site assessment question (click on links embedded in the text 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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south-west facing. Some shelter is provided due to topography and pockets of tree cover.	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/ accessibility issues.	Submitted Traffic Assessments	-	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.	-	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-	+
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 							
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing	Landscape	The site is not visible from the immediate surrounds due to existing tree cover, glimpses of the site would be possible from Malcolm Road. The site would be visible from the A93. Development will slightly intrude into the surrounding 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.	-	+

Site assessment question (click on links embedded in the text 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 ?		<p>All the trees to the west of the site are covered by TPO. There is a linear group of trees running down the middle of the site. There is some potential loss or disturbance to these features.</p> <p>The Culter Burn is classed as prime landscape.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-	Replacement planting to offset impacts as per LDP 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.	<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 LDP (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 mitigatio n	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 potential employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0904 – Land adjacent to Countesswells Wood

c.50 Houses 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. 						
<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

Site assessment question (click on links embedded in the text for 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	No known risk of flooding.	GIS Layers for Flood Risk Submitted Bid Documents	0	Drainage Impact Assessments may be required to be submitted with planning application. Provision for SuDS made where appropriate.	0
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <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>Existing mature vegetation/trees located on the field boundaries. Ancient woodland abuts the boundary on the north and west. The whole site is Green Space Network.</p> <p>Eurasian Red Squirrel and Red Kite within and outwith 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>Ensure site design and layout incorporates landscaping (including native species) and any mature vegetation/trees on boundaries that add to the biodiversity value of the area are retained.</p> <p>Ecological surveys may be necessary for this site, including any required mitigation measures relative to the proposals.</p>	<p>-</p>	<p>+</p>
<p>Climate Change mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site has poor connectivity and is distant from local facilities resulting 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>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the</p>	<p>-</p>	<p>-</p>

					predicted carbon dioxide emissions. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area Health provision	Population and human health or material assets	The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021. The north of the site is zoned to Airyhall Primary School which will be over capacity by 2024, and Hazlehead	GIS Layer for School Catchments Aberdeen School Roll Capacity	--	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	

		Academy which will be over capacity by 2021. Medical facilities available within 3km.			New capacity will be available at Countesswells Academy once built.	
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 not public open space.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	0	N/A	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. 						
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.						
<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 has estimated that the expected development completion will be within 10 years of plan adoption.	<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	Site is flat, south-east facing with good shelter provided by woodland to the north.	<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?	No significant road network issues identified. Potential cumulative impacts with nearby Countesswells development.	Submitted Traffic Assessments	-	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Transport Statement or Transport Assessment may be required with a planning application.</p>	- +
<p>Is the site close to a range of facilities? Can these be</p>	Climatic factors and human health	Location is poor relative to existing facilities with no public transport options at present.	GIS Layer for bus stops/bus routes	--	Countesswells development will likely provide	-

accessed by public transport?			Check distance to local facilities		nearby 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	Site is somewhat disjointed from the emerging Countesswells settlement.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	N/A	-
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		No landscape features within the site. Mature trees to north and west boundaries may be affected by development.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance countryside 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	Material 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	++

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 LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social Inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0905 – Site as East Lodge, Culter House Road

4-5 Houses 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. 						
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 Guttrie Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall the condition of the River Dee.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SuDS made where appropriate.	+
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?		Extension to nearby connections required.	GIS Scottish Water Layer	0	Development required to comply Policy NE4 requiring development to connect to the public sewer.	0	
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	The Guttrie Burn runs north-south to the west of the site. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SuDS could offset impact.	-	+
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 site is all ancient woodland. The site is within the River Dee Catchment Area, and it is located in Green Belt and comprises Green Space Network. Development on this site will lead to the loss and disturbance of these elements. NESBReC records show that bat survey may be required. Potential impact on the River Dee SAC during and post-construction phase (Guttrie Burn to the west 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>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	--
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Lack of pedestrian footpaths from A93 N Deeside Rd. Culter House Rd is narrow.</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	
		Approx 800 metres to nearest bus stop. 800 metres to Milltimber; approx. 2 kilometres to Peterculter (district centre, school and sports centre). There are no Core Paths. There is no formal cycle path on Culter House Road, cycle lane on North Deeside Road, or the Deeside Line. There are no significant employment opportunities close to the site.	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. 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 Quality	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	The site is zoned to Culter Primary School where there is capacity. Secondary education is zoned to Cults Academy which is forecast to be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions (education) may be required to address capacity 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?		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?		Proposed development would fragment the Green Space Network.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south facing and sheltered due to tree cover to the north.	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	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or Transport Assessment will be	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					required with planning application.		
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-	+
Landscape Designated Sites <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 located in the Lower Deeside Landscape Character Area. The Dee Valley is one of the defining and distinctive landscape features of Aberdeen. The Aberdeen Western Peripheral Route is located in a cutting to the west of the site, due to the elevation of the site it would impact into the surrounding area when viewed from the AWPR. This area forms part of the gap separating Milltimber from Peterculter. Development in this area, exacerbated by the AWPR, will erode that gap leading to coalescence and the loss of the separate character of the two settlements.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Limit impact on setting through careful design and landscaping.	--	
To what extent will the proposal affect features of landscape interest, including the distinctive		There is a low stone dyke along the southern boundary. The site comprises trees which link to a larger treed area.	Landscape Character Assessment	--	Limit impact on 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
character of the landscape and the qualities of wild land?		Development would lead to the loss and disturbance of these landscape features.	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 LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
improvement, health and safety.					appropriate for public realm/ environmental improvements and community amenities.	

B0906 – Contlaw, Milltimber

800 Houses, Employment, Retail & Leisure 69ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>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 appears to contain a number of field drains/ ditches, which become or flow into the Guttrie Burn and Milltimber Burn, tributaries of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall condition of the River Dee.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SuDS made where appropriate.</p>	<p style="text-align: center;">- +</p>
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or</p>		<p>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</p>	-

Site assessment question (click on links embedded in the text 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 nearby (Colthill Crescent, Miltimber).	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	SEPA flood map identifies linear areas to the east of the site, and along Malcolm Road are at risk from surface water flooding. There is a small watercourse on the site which may be vulnerable to flooding in future although there are no recorded flooding incidents, which indicate that it is not likely to be a significant issue.	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 east of the site is designated Green Space Network. There is some identified priority habitats associated with existing areas of woodland. (Pinus Sylvestris and Picea Sitchensis). Development could potentially have impact on habitats. The site is also within the catchment of the River Dee, which is an SAC.</p> <p>NESBReC data show bat survey may be required, with records of Designated Species in the area, such as Red Squirrel, Dunnock, Song Thrush, Yellowhammer, and Starling.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>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 and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The closest bus stop is on North Deeside Road, over 800m from the site. This</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	
		<p>development is further than 800m from facilities. Nearest local shopping facilities are in Culter. The nearest medical (Camphill Medical Practice) and schools are also over 800m. There are no significant employment sites within 1.6k of the site. The proposer does indicate there will be a mix of uses developed in phase 1 of the site which will include community uses and a primary school.</p> <p>There are limited path and cycle network. Core Path 51 runs to the north-west of the site, and aspiration path 4 runs to the south. These do connect to recreation facilities, but there is no direct link to community or employment facilities.</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>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>Submitted Bid Documents</p>	<p>-</p>	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					against any negative impact on air quality.		
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned for both Milltimber and Culter Primary Schools, and Cults Academy. Culter Primary School is currently under capacity. Milltimber will be over capacity by 2020. Cults Academy is forecast to be over capacity by 2021. The proper indicated a primary school could be built on site.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Majority of site appears to be private fields.	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 requirements (Policy NE2) in the LDP.		+
To what extent will the proposal affect Core Path links or other key access networks such as cycle		Core Path 51 runs through the northern section of the site.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard Core Paths and Rights		0

Site assessment question (click on links embedded in the text 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?					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?		50% of the site is designated Green Space Network. Development will lead to erosion of the GSP in this location however may provide opportunities for overall enhancements over the entirety 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 <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.	-
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 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	There are areas of woodland beyond the site boundary to the south which may provide protection. Within the site there are tree belts which may offer protection. The tree planting mitigation for the Aberdeen Western Peripheral Route once mature will offer further protection. The site is generally south east 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?	Potentially significant road network/ accessibility issues.	Submitted Traffic Assessments	-	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.	-	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-	+
Landscape Designated Sites							

Site assessment question (click on links embedded in the text 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>Development would have a significant impact on the landscape. The site would be visible from the open farmland to the north, and from high ground around Kirkton of Maryculter on the opposite valley side. Coalescence with Peterculter.</p> <p>The site would impact on the green wedge between the Milltimber and Peterculter; this would be significantly reduced. The majority of development along Deeside is contained within the 90m contour line, and this development would go well beyond this up to 115m at Nether Beanshill, and up to 120m at Hill Farm, Hill of Milltimber</p>	<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.	--
<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 are linear groups and clumps of woodland on site, and stone dykes are present.</p>	<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.	--
<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 LDP (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 have been recorded archaeological finds on the site, and the historic Nether Beanshill Farmstead and Hillhead of Milltimber Farmstead are also on the site. This indicates that it may be of archaeological interest.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	- +

Site assessment question (click on links embedded in the text 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 public realm/ environmental improvements and community amenities.	+

B0907 – Albyn Playing Fields

100 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 mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is bound on three sides by Ardbeck Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall condition of the River Dee.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SuDS made where appropriate.	+
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or 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 available.	GIS Scottish Water Layer	0	N/A	0	
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Some small pockets of poor drainage within the site. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SuDS could offset impact.	-	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Some risk of surface water flooding within the site as shown on SEPA Flood Risk Map.	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>Site located in Green Belt and Green Space Network. Site associated with bat habitat and/ or activity (sightings and wooded features).</p> <p>A significant number of designated species have been sighted within and just outwith the site boundary.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-	
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning)	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 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)?		<p>Closest Cycle & Core Path is Old Deeside Line to the south (within 400m), A93 connecting Deeside to Aberdeen City. Bus routes follow A93 east and west (services 201, 202, 203, 19), all within 400m of the site.</p> <p>Over 800m to nearest neighbourhood centre (Peterculter) shops and amenities.</p> <p>There are a significant range of available footpath / cycle path connections to community, recreation and employment facilities. There are also several Core Paths proposed connecting the site with the north, east and west.</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>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	<p>New development should consider sustainable travel methods and sustainable construction methods 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	The site would be zoned to Culter Primary and Cults Academy. There is adequate capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions (education) may be required to address capacity issues.	-	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Private open space – no access to the general public.	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 requirements (Policy NE2) in the LDP.	+	
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would fragment the Green Space Network.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							

Site assessment question (click on links embedded in the text 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	Brownfield land (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? 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	Relatively flat site with trees to south of site for screening along A93 North Deeside Road. Tree belts on north, east and western boundaries.	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?	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	Site is located within moderate proximity to a number of facilities, many of which can be accessed on foot or via public transport.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	- +
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing	Landscape	Visible from the A93, roadside frontage. Some residential properties on the north side of the site. Currently playing/sports fields. Half the site is located within the 'Lower Deeside' character area, and the other is located within 'Valley' character area (prime landscape).	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	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 ?		Some potential loss or disturbance of mature trees defining site boundaries.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Enhance setting through careful design and landscaping to limit impacts. Policy NE5 (Trees and Woodland) seeks to prevent unnecessary loss of trees.	- +
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP (Policy 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 to provide 25% affordable housing and some employment.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0908 – Countesswells

500 Houses & Employment 21.6ha

++	+	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 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	Newton Dee Burn runs north-south through the site and is a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall condition of the River Dee.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SuDS made where appropriate.	- +
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or 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?		Extension to nearby connections required.	GIS Scottish Water Layer	0	Development required to comply Policy NE4 requiring development to connect to the public sewer.	0	
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Newton Dee Burn runs north-south through the site. There are also a number of areas of poor drainage throughout the site. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SuDS could offset impact.	-	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The SEPA flood maps show surface water flood risk. These are mostly associated along the burns and drains present on 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.	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>The south, south-west and west of this site is covered by Foggieton Local Nature Conservation Site (LNCS). This LNCS contains a variety of habitats.</p> <p>The sites falls within the River Dee Special Area of Conservation Catchment Area, and is Green Space Network, and greenbelt. NESBReC Data shows that a number of Designated Species have been recorded in proximity of the site and within its boundary. Parts of the site are associated with bat habitat/ activity.</p> <p>Potential impact on the River Dee SAC during and post-construction phase (Newton Dee Burn).</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	The provision of 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 Check distance to local 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. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.	-	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	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	-	+

Site assessment question (click on links embedded in the text 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	The site is zoned to Cults Primary School which is overcapacity, and Cults Academy which is forecast to be overcapacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		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. 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	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					soil. 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	The surrounding topography provides good shelter for the majority of the site, however some areas are quite exposed, and in particular open farmland/fields to the south of the site. The majority of the site is south, south-west 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?	Potentially significant road network issues and access constraints.	Submitted Traffic Assessments	--	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or Transport Assessment will be	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					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 proposal is poorly located to the nearest facilities, with limited public transport options available. It is proposed to provide a neighbourhood centre as part of the proposal.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Provision of future services and linkages.	-
Landscape Designated Sites						
<ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site would significantly intrude on the surrounding 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.	--
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 trees, stone dyke field boundaries and hedges on site. Development would result in their loss.	Landscape Character Assessment Existing LDP allocations for	--	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
			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 LDP (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	Cultural heritage, incl architectural and archaeological heritage (and	The sites and monuments record shows documentary evidence of Foggieton on site, a building depicted in the OS 1st edition map.	GIS Layers for scheduled monuments, archaeological sites, listed	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	links with landscape)		buildings, conservation area. Canmore Database		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 improvement, health and safety.	Population	Development to provide 25% affordable housing and employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0909 – Pineacres, Contlaw Road

12 Houses 1.8ha

++	+	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 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 Milltimber Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve the overall condition of the River Dee.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SuDS made where appropriate.	+
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or 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?		Nearby connections available.	GIS Scottish Water Layer	0	Development required to comply Policy NE4 requiring development to connect to the public sewer.	0	
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The SEPA flood maps indicate there is a risk of flooding along Contlaw Road, this form a boundary with the site. The Milltimber Burn flows in a culvert at this point.	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 site is within the River Dee SAC catchment area. 1.2 ha of the 1.8 ha site is wooded, and of this 0.8 ha is designated ancient woodland. Tree Preservation Order 250 covers the whole site, and priority habitat is to be found at the western portion of the site. The wooded element of the site is Green Space Network. Bat survey may be required, Red Squirrel also recorded on the site and within proximity.</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) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>There is a bus stop within 400m from the site, on North Deeside Road. All facilities are over 800m from the site. There are no</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	
		significant employment opportunities within 1.6km of the site.	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	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	The site is allocated to Milltimber Primary School, which is forecast to be over capacity by 2020. Secondary education is allocated to Cults Academy, which is forecast be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	- +
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Site comprises an existing private dwelling and it curtilage. No public open space within the site.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	0	N/A	0
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would erode 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 comprises an existing private dwelling and it curtilage. 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	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south facing and sheltered due to surrounding tree cover.	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	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or Transport Assessment will be	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					required with planning application.		
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-	+
Landscape Designated Sites <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 abutted by OP112 on the north and west side, and the existing development of Milltimber on the east and south. Due to tree cover retention the site will not intrude into the landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	0	N/A	0	
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 comprises a significant tree group on Contlaw Road. The trees make worthwhile contribution to the setting of Milltimber. Loss of woodland to the east could adversely impact landscape character.	Landscape Character Assessment Existing LDP allocations for	--	Replacement planting throughout the development where appropriate in accordance with NE5.	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			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 LDP (Policy R5).	0

B0910 – Friarsfield North

c.280 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 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?		New connections required. Connections available to the south.	GIS Scottish Water Layer	0	Development required to comply Policy NE4 requiring development to connect to the public sewer.	0

Site assessment question (click on links embedded in the text for 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 there is a small area of flooding on 'Newton' 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.	-	+
<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>Craigbank and Corbie: The site falls within the River Dee Special Area of Conservation Catchment Zone. There are tree preservation orders abutting the site boundary to the north, TPO 238, TPO 73 and TPO 243. The site is located in the green belt. Bat survey may be required for entire area.</p> <p>Newton: The site falls within the River Dee Special Area of Conservation Catchment Zone. Bat survey may be required for entire Bid area, Red Squirrel recorded in proximity 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 Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The closest bus stop is over 600 metres from the site at North Deeside Road.</p> <p>There are no facilities within 800m of the site. Cults Medical Centre is approx. 1km</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	
		<p>south. Cults district centre is closest for shopping/ amenities.</p> <p>There are no significant employment opportunities within 1.6 kilometres of the site.</p>	<p>Check distance to local facilities</p> <p>Submitted Bid Documents</p>		<p>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. 							
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	Air Quality	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	-	+
Service Infrastructure <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	Craigbank and Corbie: The site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which is forecast to be over capacity by 2021. Newton: The site is zoned to Airyhall Primary School, which is forecast to be over capacity by 2024. The secondary education is zoned to Hazlehead Academy, which is forecast to be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	--	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and Rights of Way?		Proposal may affect Core Path links running through the site however may provide opportunity to enhance existing links.	GIS Layer on Core Paths/Cycle Lanes	-	Opportunity to upgrade/ enhance existing network.	+
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. 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	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	Craigbank and Corbie: The site is generally south facing sheltered due to tree belts and topography. Newton: The site is generally east facing and sheltered due to tree belts to the north.	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.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or Transport Assessment will be	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					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 <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	Craigbank and Corbie: Development would have a visual impact locally from Kirk Brae/ Kingswells Road and from Lower Deeside, as development would risk breaching the skyline. Newton: Development would slightly intrude into the surrounding 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.	-
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		Craigbank and Corbie: There is a high stone wall on Craigton Road, and field boundaries within the site. There tree field boundaries also. These features may be lost or disturbed due to development. Newton: There are stone dykes field boundaries and tree belts. These features	Landscape Character Assessment Existing LDP allocations for	--	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
		may be lost or disturbed due to development.	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 LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental	+

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

B0911 – Land at Culter House Road

c.100 Houses & Garden Centre 3.8ha

++	+	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?		Extension to nearby connections required.	GIS Scottish Water Layer	0	Development required to comply Policy NE4 requiring development to connect to the public sewer.	0

Site assessment question (click on links embedded in the text 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>No natural conservation designations cover this site, however, it is located to west of and bordered by Guttrie Hill (Ancient and Semi-Natural Woodland), forming part of the Peterculter Local Nature Conservation Site (no. 54). It is also designated and Green Space Network. The site is identified as an area of potential bat habitat (wooded features) and there are records of Brown Pipistrelle bats adjacent to the site. Eurasian Red Squirrel (<i>Sciurus vulgaris</i>), a designated species on the UK BAP list of Priority Species, have been spotted just outwith the site boundary.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) 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. 						
What is the site overall impact in terms of carbon emissions (using SPACE -	Climatic Factors	The provision of residential and other uses on site will lead to increase of energy-use	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)?		<p>and consumption, transport movement and waste.</p> <p>Nearest bus stop c.770m from the site. There are a limited range of available facilities within 800m of the site. Peterculter neighborhood centre is located c.1.2km from the site, with the nearest medical facility over 800m. Culter Primary and Culter Academy are located over 800m from the site.</p> <p>Culter House Road is a narrow country road with no pedestrian footpath. There are no designated cycle routes serving the site.</p> <p>There are limited employment opportunities within 1.6km of the site within Culter itself. Prime 4 and Arnhall Business Park are located c.5km from the site.</p>	<p>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>technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	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	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					will help mitigate against any negative impact on air quality.		
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site would be zoned to Culter Primary and Cults Academy. There is adequate capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would fragment the Green Space Network.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not	-	

Site assessment question (click on links embedded in the text 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	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south-east facing with some shelter from northerly winds, afforded by a sparse tree belt along the northern edge of the 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?	Potentially significant road network issues, particularly when accessing the site from the west along Culter House Road.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or Transport Assessment will be	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					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 <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 at this location would be highly visible from surrounding areas, particularly from the AWPR and would intrude significantly into the landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Limit impact on 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 ?		The site is currently open agricultural land and as such there are limited landscape features on the site itself; it is bounded by a low drystone wall with the Guttrie Hill woods to the west and a sparse tree belt along the northern boundary. It is likely there will be only limited loss of features.	Landscape Character Assessment Existing LDP allocations for	0	Limit impact on setting through careful design and landscaping.	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
			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 LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing and some employment.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental	+

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

B0912 – Craigton Road South 1

70-75 Houses 6.4ha

++	+	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?		Nearby connections available adjacent to site.	GIS Scottish Water Layer	0	Development required to comply Policy NE4 requiring development to connect to the public sewer.	0

Site assessment question (click on links embedded in the text 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>There are many mature trees belts on site and a central clump of trees. The site is zoned as Green Space Network. Designated Species (Lapwing, Kestrel, Red Squirrel) recorded within and in proximity of 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>	-	Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.	-
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	The provision of residential and other uses on site will lead to increase of energy-use	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)?		<p>and consumption, transport movement and waste.</p> <p>There is a bus stop within 400 m of the site. Local facilities are available at Cults and Airyhall, however these are over 800m from the site. Airyhall Primary School is within 800m of the site. Cults Medical Practice and Garthdee Health Centre are over 800m from the site.</p> <p>Core Path 67 runs to the south of the site providing east and west connections, and Core Path 65 adjoins this, running north and south. Core Path 66 (Old Deeside Line) is less than 1km from the site.</p> <p>The site is more than 1.6Km from significant employment area.</p>	<p>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>technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	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. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is allocated to Airyhall Primary School, which will be over capacity by 2024, and Hazlehead Academy, which will be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	- +
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. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 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 is south facing and well protected by existing established 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 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	-	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.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	- +
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site forms part of the greenbelt buffer between Braeside and Cults, and areas of open space are a typical pattern of development within the Pitfodels Conservation Area. The site is located within the Lower Deeside Landscape Character type, and the Dee Valley Landscape Character Area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Limit impact on 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 are linear tree belt features, and a central clump of trees. There are also stone dyke field boundaries.	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
					planting in line 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 Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP (Policy R5).	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites, scheduled monuments, listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory	Cultural heritage, incl architectural and archaeological heritage (and	Site is located within the Pitfodels Conservation Area. It is anticipated that any impacts on the Conservation Area would likely be limited.	GIS Layers for scheduled monuments, archaeological sites, listed buildings,	-	New development required to preserve or enhance the character and appearance of conservation areas.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
historic battlefields, world heritage sites or their setting?	links with landscape)		conservation area. Canmore Database		Sensitive design and siting to minimise 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 public realm/ environmental improvements and community amenities.	+

B0913 – Craigton Road South 2

30 Houses 2.9ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <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.	<div style="display: flex; justify-content: space-between;"> - + </div>
Can the option connect to the public foul sewer?		Nearby connections available adjacent to site.	GIS Scottish Water Layer	0	Development required to comply Policy NE4 requiring development to connect to the public sewer.	0

Site assessment question (click on links embedded in the text 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>There are many mature trees belts on site and a central clump of trees. The site is zoned as Green Space Network. Designated Species (Lapwing, Kestrel, Red Squirrel) recorded within and in proximity to 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>	-	Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.	-
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	The provision of residential and other uses on site will lead to increase of energy-use	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)?		<p>and consumption, transport movement and waste.</p> <p>There is a bus stop within 400 m of the site. Local facilities are available at Cults and Airyhall, however these are over 800m from the site. Airyhall Primary School is within 800m of the site. Cults Medical Practice and Garthdee Health Centre are over 800m from the site.</p> <p>Core Path 67 runs to the south of the site providing east and west connections, and Core Path 65 adjoins this, running north and south. Core Path 66 (Old Deeside Line) is less than 1km from the site.</p> <p>The site is more than 1.6Km from significant employment area.</p>	<p>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>technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	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. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is allocated to Airyhall Primary School, which will be over capacity by 2024, and Hazlehead Academy, which will be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	- +
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development of the site would erode the GSN.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 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 is south facing and well protected by existing established 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 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	-	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.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	- +
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site forms part of the greenbelt buffer between Braeside and Cults, and areas of open space are a typical pattern of development within the Pitfodels Conservation Area. The site is located within the Lower Deeside Landscape Character type, and the Dee Valley Landscape Character Area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Limit impact on 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 are linear tree belt features, and a central clump of trees. There are also stone dyke field boundaries.	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 <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 LDP (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)	Site is located within the Pitfodels Conservation Area. The conservation area is characterised by country houses, set within large plots which relates back to the original feu splitting of 1845. The development of this area will further erode the original feu spilt formation.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.	-	New development required to preserve or enhance the character and appearance of conservation areas. Sensitive design and siting to minimise 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
heritage sites or their setting?			Canmore Database			
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0914 – Craigton Road South 3

Specialist Housing & Garden Centre 6.4ha

++	+	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 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.	<div style="display: flex; justify-content: space-between;"> - + </div>
Can the option connect to the public foul sewer?		Nearby connections available adjacent to site.	GIS Scottish Water Layer	0	Development required to comply Policy NE4 requiring development to connect to the public sewer.	0

Site assessment question (click on links embedded in the text 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>There are many mature trees belts on site and a central clump of trees. The site is zoned as Green Space Network. Designated Species (Lapwing, Kestrel, Red Squirrel) recorded within and in proximity of 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>	-	Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.	-
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	The provision of residential and other uses on site will lead to increase of energy-use	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)?		<p>and consumption, transport movement and waste.</p> <p>There is a bus stop within 400 m of the site. Local facilities are available at Cults and Airyhall, however these are over 800m from the site. Airyhall Primary School is within 800m of the site. Cults Medical Practice and Garthdee Health Centre are over 800m from the site.</p> <p>Core Path 67 runs to the south of the site providing east and west connections, and Core Path 65 adjoins this, running north and south. Core Path 66 (Old Deeside Line) is less than 1km from the site.</p> <p>The site is more than 1.6Km from significant employment area.</p>	<p>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>technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	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. 						
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. 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	+	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	The site is south facing and well protected by existing established 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 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	-	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.	- +
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	- +
Landscape Designated Sites						

Site assessment question (click on links embedded in the text 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 site forms part of the greenbelt buffer between Braeside and Cults, and areas of open space are a typical pattern of development within the Pitfodels Conservation Area. The site is located within the Lower Deeside Landscape Character type, and the Dee Valley Landscape Character Area.</p>	<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.	-
<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 are linear tree belt features, and a central clump of trees. There are also stone dyke field boundaries.</p>	<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. Policy NE5 (Trees and Woodland) seeks to prevent unnecessary loss of trees.	-
<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</p>	Material Assets and Human Health	<p>Waste from the development would be directed to the local Material Energy Recycling Facility.</p>	Existing LDP allocations for Waste Facilities	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
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 LDP (Policy R5).	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Site is located within the Pitfodels Conservation Area. The conservation area is characterised by country houses, set within large plots which relates back to the original feu splitting of 1845. The development of this area will further erode the original feu spilt formation.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	New development required to preserve or enhance the character and appearance of conservation areas. Sensitive design and siting to minimise impacts.	-
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development would provide some employment opportunities. Care home provision.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0915 – Sunnyside, Cults

2 Houses 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
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 Cults Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall the condition of the River Dee.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SuDS made where appropriate.	+
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?		Extension to nearby connections on Kirk Brae required.	GIS Scottish Water Layer	0	Development required to comply Policy NE4 requiring development to connect to the public sewer.	0	
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Potential impact on GWDTEs associated with Cults Burn running immediately adjacent to the site.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SuDS could offset impact.	-	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	South west of site subject to low, medium and high pluvial flood risk associated with Cults Burn, as identified on SEPA's Flood Risk Map.	GIS Layers for Flood Risk Submitted Bid Documents	-	Flood Risk Assessment/ Drainage Impact Assessments will be required to be submitted with planning application, with provision for SuDS made where appropriate.	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					Careful siting of proposed dwellings.	
<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>Designated Green Space Network. Bullfinch recorded within 100m of site (NESBReC). Site associated with bat habitat/ activity. Potential impact on the River Dee SAC during and post-construction phase (Cults Burn to the west 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>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Private road access. No pavements, no cycle lane. Closest bus stop is 0.5 miles</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	
		<p>from site. Cults Medical Centre is 1.5 miles south and Great Western Medical Practice is 1.5 miles east. Cults district centre is closest for shopping/ amenities.</p> <p>PrimeFour at Kingwells and Arnhall Business Park in Westhill for general employment opportunities. Direct commuting route to Aberdeen via Countesswells Road.</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>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>Submitted Bid Documents</p>	<p>-</p>	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	<p>-</p>	<p>+</p>
<p>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Generally south-east facing with some trees/shrubs delineating the 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?	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	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	- +
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						

Site assessment question (click on links embedded in the text for 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 lies within Lower Deeside Character Area. Site sits in proximity to OP41 Friarsfield. Development will slightly intrude into the surrounding 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.	-	+
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		Agricultural land visible to the east at present, development of OP41 ongoing. The woodland to the west of Friarsfield forms a strong and defensible green belt boundary. Although small – this development would erode these features.	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. 							
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++	

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

B0917 – Land east of Inchgarth Mews

c.15 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	Site is adjacent to Abbotshall Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall the condition of the River Dee.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SuDS made where appropriate.	+
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?		Nearby connections available.	GIS Scottish Water Layer	0	N/A	0	
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Potential impact on GWDTEs associated with Abbotshall Burn immediately adjacent to the site.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SuDS could offset impact.	-	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	There is an area of surface water flooding along the southern boundary of the site and north-south through the site.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. 							

Site assessment question (click on links embedded in the text 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>River Dee corridor LNCS located within south side of the site. Bat survey may be required. Protected Species may be an issue. Potential impact on the River Dee SAC during and post-construction phase (Abbotshall Burn to the west 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>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE -	Climatic Factors	The provision of residential uses on site will lead to increase of energy-use and	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)?		<p>consumption, transport movement and waste.</p> <p>Single side pavement on Inchgarth Rd, no cycle lane. Bus stops and cycle lane on N Deeside Rd 0.6 miles north of site. Cults District Centre (shops, library, medical centre) located half a mile west. Old Deeside Line Core Path and LNCS north of site. Core Path and cycle route Old Deeside Line (no.66) lies immediately to the north of the site. With the exception of Robert Gordons University, there are limited employment areas nearby.</p>	<p>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>technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	<p>New development should consider sustainable travel methods and sustainable construction methods 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	Cults Primary School currently over capacity. Cults Academy will be over capacity in 2020.	GIS Layer for School Catchments Aberdeen School Roll Capacity	--	Developer contributions required as appropriate to mitigate deficiencies in education capacity.	-
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would likely erode the Green Space Network.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	- +
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
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	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	Site boundary is delineated by woodland. Site slope indicates 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	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes	-	Proposals would need to demonstrate adequate linkages with services and facilities	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
accessed by public transport?			Check distance to local facilities		in the area to satisfy Policy T2.	
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Part of site is 'Valley' prime landscape character, part is 'Lower Deeside' character 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.	-
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 enclosed by woodland. It is part of the River Dee valley prime landscape and contributes to the sense of place in that location.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts. Policy NE5 (Trees and Woodland) seeks to prevent unnecessary loss of trees.	-
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. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP (Policy 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)	Inchgarth House lies to the east of the site (Category C-listed). Site is located within the Pitfodels Conservation Area. The Conservation Area is characterised by country houses, set within large plots which relates back to the original feu splitting of 1845.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.	-	Careful siting/layout of development and boundary treatments or landscaping to minimise impact on the character of the Conservation and setting of Listed 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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
			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	Provision of 25% affordable housing on site, in line with Policy H5.	Submitted Bid Documents	+	Further developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0918 – Land at Brotherfield

15 Houses 3ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 Ord Burn/ Brodiach 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 via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SuDS made where appropriate.	+
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall	+

Site assessment question (click on links embedded in the text 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?		Private treatment plant proposed.	GIS Scottish Water Layer	-	Policy NE4 of the LDP requires that private sewer treatment systems have no adverse impacts on the environment.	-	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	SEPA flood maps indicate there is fluvial flooding off site to the west at the Brodiach Burn. The maps also indicated there is surface water flooding offsite to the south, east and west, at the Brodiach Burn and a small water course that joins the Brodiach Burn. There is the potential to exacerbate the existing flooding due to development.	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>There are no nature conservation features on site. There is ancient woodland offsite immediately to the north. The site is tree covered, therefore it is expected there will be a degree of habitat loss due to the removal of trees to accommodate housing. Strong presence of Designated Species (Red Squirrel, Otter) and Water Shrew in the area of the site. Area associated with bat habitat/ activity. Potential impact on the River Dee SAC during and post-construction phase (Brodiach Burn).</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	--	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>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>There is not direct bus route or bus stop in close distance to the site. There are no</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
		available shopping and health facilities within 800 metres of the site. There are no Core Paths to the site. There is an informal path along the road network which links to Westhill. There are significant employment opportunities 1.6 kilometers from the site, at Arnhall Business Park	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. Policy T2 encourages sustainable and active travel but new public transport links may not be possible as part of this development.	
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 construction methods. This will help mitigate against any negative impact on air quality. Car-dependent development (unless otherwise demonstrated through a planning application) unlikely to meet sustainable transport objectives (Policy T2).	-
Service Infrastructure						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Westhill Primary School which will be 100% full by 2022, and Westhill Academy which will be 81% full by 2022.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on 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.	-
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 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
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	The site is south facing and sheltered due to tree cover to the north and east.	Submitted Bid Documents Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated 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?	May result in a significant impact on the surrounding road network.	Submitted Traffic Assessments	-	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.	- +
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	- +

Site assessment question (click on links embedded in the text 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 development would intrude into the landscape. The current development in the area comprises a cluster of 10 dwellings and the Beechgrove Garden, set around the burn, and following the line of the road. The development would be a contrast in development pattern with the surrounding area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Limit impact on 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 ?		The site is tree covered. There are remnants of stone dykes on site. The removal of trees to accommodate dwellings will result on the loss or disturbance to these features.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit		Limit impact on setting through careful design and landscaping. Policy NE5 (Trees and Woodland) seeks to prevent unnecessary loss of trees. Compensatory planting likely to be sought.	
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 LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0919 – Land at Craighton Road, Pitfodels

c.16 Houses 1.45ha

++	+	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
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?		New connections required. Connections available to the south.	GIS Scottish Water Layer	0	Development required to comply Policy NE4 requiring development to connect to the public sewer.	0

Site assessment question (click on links embedded in the text 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 other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The closest bus stop is over 600 metres from the site at North Deeside Road.</p> <p>There are no facilities within 800m of the site. Cults Medical Centre is approx. 1km south. Cults district centre is closest for shopping/ amenities.</p> <p>There are no significant employment opportunities within 1.6 kilometres of the site.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>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>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	-
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					transport and air quality policies. This will help mitigate against any negative impact on air quality.		
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Cults Academy and Cults Primary will be over capacity by 2020.	GIS Layer for School Catchments Aberdeen School Roll Capacity	--	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and Rights of Way?		Proposal may affect Core Path links running through the site however may provide opportunity to enhance existing links.	GIS Layer on Core Paths/Cycle Lanes	-	Retain and enhance existing Core Path in line with Policy NE3.		+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on 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		-

Site assessment question (click on links embedded in the text 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	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	Some shelter to north from former Waldorf School, open rural area to west, east and south. South facing, toward Cults settlement.	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 access issues.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or 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
					Assessment will be required with planning application.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Provision of future services and linkages.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Located south of the disused school and north of the OP41 Friarsfield site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape		Located in the 'Lower Deeside' Landscape Character Area. There are tree belts to the north and east of the site.	Landscape Character Assessment Existing LDP allocations for	--	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
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 LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental	+

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

B0920 – Binghill Farm

100 Houses 8.1ha

++	+	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 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.	+
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 western edge of the site abuts ancient woodland to its north and TPO 125 to its south. Den of Murtle Local Nature Conservation Site sits immediate beyond the northern edge of the site. There is Green Space Network allocation over the entire site. There may be some loss or disturbance to wildlife habitat or species. Designated Species (Red Squirrel) found in proximity of the site, bat survey may also be required.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>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 over 1km from the nearest bus service and bus stops. The site is approx. 950m to Milltimber Primary School and the</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	--	<p>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	
		<p>site is over 1km from the nearest shops and medical facilities.</p> <p>The site is approx. 485m from an Aspirational Core Path 10. An informal path links north to Core Path 89. There are a limited number of paths</p> <p>There are no significant employment opportunities within 1.6km of the site. It is noted the masterplan for site OP48: Oldfold states there will be 5 hectares of employment land on site.</p>	<p>Check distance to local facilities</p> <p>Submitted Bid Documents</p>		<p>at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Milltimber Primary School which will be over capacity by 2020. The site is zoned to Cults Academy which will be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	--	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would likely sever and fragment the Green Space Network.	Submitted Bid Documents	-	Policy NE2 seeks to maintain the coherence of the Green Space Network. Provision of new and/or retention of elements of existing green spaces within the site as part of the development would be sought.	-	
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	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	There is some shelter from northerly winds due to topography. There is a linear tree belt at the northern most point of the site. The site is south east facing at its upper edge and south facing at its most southern point.	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/ accessibility issues.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or Transport Assessment will be	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					required with planning application.		
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-	+
Landscape Designated Sites <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 abut OP48: Oldfold to the west, however, development on this site would significantly impact on the landscape as it is above the 95m contour line on the Deeside Valley, which Oldfold adheres too. The Deeside settlements are contained within this contour and breaching it could lead to urban sprawl northwards, and a negative impact on the Dee Valley character.	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		The northern boundary of the site is adjunct to a linear tree belt field boundary. There are stone dyke walls separating the fields. Development would result in the loss or disturbance of these elements.	Landscape Character Assessment Existing LDP allocations for	-	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
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 LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing to be provided on site.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental	+

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

B0921 – Countesswells Settlement Expansion

c.545 Houses 33.2ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	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?		New connections required. Connections available.	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	
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	Area 3 only: There is an area of wet ground to the south, there is a water course behind the tree belt at the north east of the site. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	-	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Area 2 only: There are two areas of flooding in the north of the site. Beyond the south west site boundary there is flooding associated with the Cults Burn.	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>Area 2: There is ancient woodland to the south west beyond the site boundary. This is also priority habitat. The southern most part of the site is Green Space Network. The site lies within the River Dee Catchment Area.</p> <p>Area 3: Ancient woodland surrounds the site and abuts the boundary on the west and south sides. There is priority habitat abutting the south of the site. The whole site is Green Space Network</p> <p>Area 4: Ancient woodland abuts the boundary on the north and west sides. There is priority habitat abutting the west of the site. The whole site is Green Space Network</p> <p>Area 5: Ancient woodland abuts the site to the south, and is across the road to the north. There is priority habitat to the north across the road. Tree Preservation Order 206 abuts the east edge of the site. The whole site is Green Space Network</p> <p>Area 6: Ancient woodland abuts the site to the south, as does priority habitat. The whole site is Green Space Network</p> <p>Area 7: Den Wood Local Nature Conservation Site sits to the north of the site across Countesswells Road, this is also ancient woodland. There are two areas of priority habitat on site. There is a tree preservation order abutting the</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>The site appears to have substantial ecological value. Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>--</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		southern boundary. Green Space Network covers the southern and western sections of the site.				
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>All areas are significantly distant from bus services/ stops, facilities and employment opportunities. Countesswells development may provide the impetus for future services and will likely deliver new facilities in the long term.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	--	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>	-

Site assessment question (click on links embedded in the text 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 should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Area 2: The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.</p> <p>The north of the site is allocated to Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy which will be over capacity by 2021.</p> <p>Area 3, 5 & 6: The site is zoned to Cults Primary School, which is over capacity,</p>	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity. Some education mitigation is provided within the existing Countesswells allocation but this 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
		<p>and Cults Academy, which will be over capacity by 2021.</p> <p>Area 4: The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.</p> <p>The north of the site is allocated to Countesswell, interim measures are in place until Countesswells Schools are built. Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy which will be over capacity by 2021</p> <p>Area 7: The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.</p> <p>The north of the site is allocated to Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy which will be over capacity by 2021.</p>			assessed as an individual proposal.	
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.	-
<p>Soils</p> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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	All areas a generally south facing and benefit from protection from northly winds through vegetation and tree cover.	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?	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>Transport Statement or Transport Assessment 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.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	--	Provision of future services and linkages.	-
<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</p>	Landscape	<p>Area 2: The site is visible from Countesswells Road and Hazlehead Golf Course. The site sits within Aberdeen's agricultural heartlands as wooded farmland and functions as a green separation between Cults and the proposed allocation at Countesswells</p> <p>Area 3: The site would be disjointed from the main Countesswells opportunity site and is severed from it by the Kingswells to Cults road.</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
townscape and character of surrounding area?		<p>Area 4: The site would be disjointed from the main Countesswells opportunity site</p> <p>Area 5: The site would be disjointed from the main Countesswells opportunity site and is severed from it by the Kingswells to Cults road.</p> <p>Area 6: The site would be disjointed from the main Countesswells opportunity site and is severed from it by the Kingswells to Cults road.</p> <p>Area 7: The site is fairly well contained visually from the approaching roads, although gaps in the trees on Countesswells Road allow views across the site. The ridgeline along Craigton Road prohibits views across the site from South Deeside. The western boundary of the site is largely open to views from fields to the west of the site.</p> <p>The site sits within Aberdeen’s agricultural heartlands as wooded farmland and functions as a green separation between Cults and the proposed allocation at Countesswells.</p>				
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape		<p>Area 2: There are stone dyke field boundaries within the site.</p> <p>Area 3: There are stone dyke field boundaries and a tree belt along the north east</p>	Landscape Character Assessment Existing LDP allocations for	--	Retain and enhance setting through careful design and landscaping to limit impacts. Policy NE5 (Trees and Woodland) seeks to prevent	-

Site assessment question (click on links embedded in the text 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?		<p>Area 4: There are stone dyke field boundaries and mature trees as the site boundaries.</p> <p>Area 5: There are stone dyke field boundaries within the site, and along with mature trees form the site boundaries.</p> <p>Area 6: There are stone dyke field boundaries within the site, and along with mature trees form the site boundaries.</p> <p>Area 7: Stone dykes and tree belts contain and extend into the site.</p>	Greenbelt and GSN Site Visit		unnecessary loss of trees. Compensatory planting would be sought.	
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 LDP (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)	Area 3 only: Counteswells House (Cat B listed) sits approx. 330m to the north west of the site, associated with this is the category C listed Counteswells Doocot (approx. 190m to the north west). Development could have an impact on the setting of these listed features	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	- +
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing provision.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0922 – Blaircara Village

Specialist Accommodation 6.2ha

++	+	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	Site is adjacent to the Culter Burn ('moderate condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	-	+
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?	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 required. Available to east of site.	GIS Scottish Water Layer	-	Development required to comply Policy NE4 requiring development to connect to the public sewer.	-	+
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 Culter Burn forms the south and west edge of the site. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	-	+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The Culter Burn forms the south and west edge of the site. The SEPA flood maps indicate there is a high likelihood of fluvial flooding from the Culter Burn, and the southern part of the site is affected by flooding. Surface water flooding is also present in the middle of the site and to the north east. The indicative site layout indicates the areas affected by fluvial flooding will accommodate footpaths, planting and dispersed allotments. A	GIS Layers for Flood Risk Submitted Bid Documents	--	Flood Risk Assessment and Drainage Impact Assessment will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		flooding incident at Linn Moor Road to the west of the site is also noted (surface runoff).				
<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 some loss or disturbance of wildlife habitat or species. The Culter Burn LNCS lies to the south and west of the site. A Tree Preservation Order (ref 80) lies to the south east. The River Dee and Culter Burn SAC runs along the west and southern edges of the site. The site is all within the Green Space Network. Protected Species may be an issue. Site associated with bat habitat/activity. Potential impact on the River Dee/ Culter Burn SAC during and post-construction phase.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	--	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 quasi-residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to the rail or bus network would be within 800 metres away (on</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	
		Malcolm Road). There are no available facilities within 800 metres of the site. There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. Core Path 52 lies adjacent to the northern boundary of the site. There are no significant employment opportunities within 1.6 kilometres of the site.	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. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	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
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?		May impact on Core Path 52 during construction phase.	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?		The development would partially erode the Green Space Network.	Submitted Bid Documents	-	Policy NE2 seeks to protect the coherence of the Green Space Network. Provision of new and/or retention of elements of existing green spaces within the site would be required as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-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. 						
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	Some shelter is provided due to topography. There are trees located along the eastern boundary and part of the south boundary. The site is for the most part on a south facing 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?	Potentially significant road network/ accessibility issues.	Submitted Traffic Assessments	-	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.	- +
Is the site close to a range of facilities? Can these be	Climatic factors and human health	Site is close to a number of facilities.	GIS Layer for bus stops/bus routes	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
accessed by public transport?			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	Development will intrude into the surrounding landscape. The development will be very visible from the A93 from where it will appear prominent and disjointed from Peterculter.	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?		There would be some potential loss or disturbance to landscape features. There are trees located along the Culter Burn, and to the east of the site. There are stone walls along the 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.	-
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. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Provision of housing for specialist needs.	Submitted Bid Documents	+	N/A	+

B0923 – Hillhead of Pitfodels

c.300 Houses 6ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	-
Can the option connect to the public foul sewer?		Available connections nearby.	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	Minor pockets of surface water flooding shown close to existing buildings.	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 located in Green Belt and Green Space Network at present. Bat survey may be required. A number of Designated Species are recorded within 100m 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 will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>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. 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 Quality	<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>Nearest bus stop is 480m east of site on Countesswells Road. Closest facilities are south in District Centre of Cults 1.6km south of the site. Core Path No. 65 (Hazlehead to River Dee) is accessible by Countesswells Road from the north, or Craighton Road at the south. Limited employment opportunities within Cults (1.6km south), commuting distance from Aberdeen City (4km east).</p>	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	Airyhall Primary School currently has limited capacity. Hazlehead Academy will be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions will be required as appropriate to mitigate deficiencies in education capacity.	-	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development will sever the Green Space Network.	Submitted Bid Documents	-	Policy NE2 seeks to protect the coherence of the Green Space Network. Provision of new and/or retention of elements of existing green spaces within the site would be required 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	Currently sports pitches. 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	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	Some shelter to north with boundary landscaping on Countesswells Road (outside of site). Gentle slope but contour lines indicate east 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?	Potentially significant road network issues.	Submitted Traffic Assessments	-	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.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Provision of future services and linkages would be sought to satisfy the sustainable travel objectives of Policy T2.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Despite the formal nature of the playing fields this is an area of open space that serves to separate the communities of Cults and Airyhall, thus helping them to maintain their separate identities. This site provides a valuable green belt function.	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 ?		Located in the 'Lower Deeside' Landscape Character Area. The area comprises formal playing fields and associated buildings.	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
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 LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing and some employment.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0924 – Land at Loirsbank Road

4-5 Houses 0.43ha

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

Site assessment question (click on links embedded in the text 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 River Dee and its flood plain ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the river (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	+
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall	+

Site assessment question (click on links embedded in the text 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 available nearby.	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Much of the site sits within the medium to high risk of flooding as identified on the SEPA Flood Risk Map therefore there is a significant possibility of flooding from the River Dee. There was also a flooding incident reported at a dwelling to the north of the site. The site lies within the River Dee catchment area.	GIS Layers for Flood Risk Submitted Bid Documents	--	Flood Risk Assessment and Drainage Impact Assessment will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>The site is designated as Green Space Network. The River Dee corridor SAC and LNCS to south of the site and Allan Park pond NCS to the west. There may be some impact on such designations. Bat survey may be required. Designated Species (Song Thrush, Bullfinch) in proximity. Potential impact on the River Dee SAC during and post-construction phase.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to bus network within 400m. There is a limited range of available</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	
		facilities within 800m of the site. The site is c.350m to Cults Neighbourhood Centre and c.425m from the nearest medical facility (Cults Medical Centre). However, the site is over 1000m to Cults Academy and Cults Primary. The site is very close to a network of paths for walking and/ or cycling with direct links to community and recreation facilities and resources. There are no significant employment opportunities within 1.6km..	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. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel. Proposals should demonstrate that sustainable and active travel is achievable.		
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 Quality	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							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Cults Primary is currently over capacity. Cults Academy will be over capacity in 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would erode 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. 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	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	Some shelter is provided from northerly winds through topography. The site is south-east 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	-	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.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is located in close proximity to a number of facilities, many of which can be accessed via sustainable means.	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 identified as a 'Valley' prime landscape character area. Development will intrude significantly into the surrounding landscape due to the proposals proximity to the River Dee and open aspect to the south.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Limit impact on 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	++

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

B0925 – Highview House, Countesswells

5 Houses 2.6ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option 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>Site is designated Green Space Network. Woodland outside boundary is Forestry Commission site and is identified as SNH Ancient Woodland. Some designated species present such as Red Squirrel in proximity. Site associated with bat habitat/activity.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>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>The provision of residential 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>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>Road access. No pavements, no cycle lane. Closest bus stop is 1.6 miles. Countesswells development may provide sustainable transport options in long term.</p> <p>Kingswells Medical Practice is 2.3 miles north / Cults Medical Centre is 2 miles south. Cults district centre is 2 miles south (A93 N Deeside Rd). Cults School/ Academy is 1.8 miles south.</p> <p>Some Forestry Commission sites with forest walks in proximity. No pavement or cycle paths on surrounding road; Core Path east of Highview House.</p> <p>PrimeFour at Kingwells and Arnhall Business Park in Westhill for general employment opportunities. Some limited employment opportunities within Deeside settlements at medical practices, schools, etc.</p>	<p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>		<p>technologies to reduce the predicted carbon dioxide emissions.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					will help mitigate against any negative impact on air quality.		
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	School provision at Countesswells is to be delivered in the long-term.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Site comprises private garden ground and grassland.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	+	Sufficient open space provision will be required as per the Open Space requirements (Policy NE2)		+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal will likely erode/ fragment the Green Space Network.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.		-

Site assessment question (click on links embedded in the text 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 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	South facing and bound on three sides by 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	+

Site assessment question (click on links embedded in the text 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?	No significant road network issues identified. Potential cumulative impacts with nearby Countesswells development.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or Transport Assessment may be required with planning application.	- +
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with no public transport options at present.	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. Countesswells development will likely provide nearby 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	Landscape	Part of the green belt within Lower Deeside Character Area. Isolated development with poor relationship to nearest settlement (Countesswells).	Landscape Character Assessment	-	N/A	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?			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 ?		Countesswells Woods to the north. There are the remains of a considerable stony dyke/wall fronting the road. Tree belts (leylandii) around Highview House.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance countryside 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 LDP (Policy R5).	
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development would provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option 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 includes a culvert that drains to the Denburn ('poor 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.</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. Development may represent an opportunity to remedy condition of the burn,</p>	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>		<p>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall</p>	-

Site assessment question (click on links embedded in the text 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 available to the north of the A944 (PrimeFour).	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 available.	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>Site located in Green Belt/ Green Space Network. Woodland outside boundary is identified as SNH Ancient Woodland. Site associated with bat habitat/ activity. Designated Species recorded in proximity (Kestrel, Red Squirrel)</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) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of employment and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Road access from main transport route into City (A944). Limited pavements/ cycle lane.</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	
		<p>Closest bus stop is within Kingwells P&R at PrimeFour north, within walking distance (service no's 218, 777, X17).</p> <p>Site is located near Kingwells and Westhill (Aberdeenshire Council). Kingwells Medical Practice is 1 mile/ 1.6km north.</p> <p>Closest shops are located in Westhill (2 miles/ 3.2km) east.</p> <p>Core Path no.91 (Westhill Road to Queens Road) along A944. Footpath connections into Kingwells possible but crossing A944 is often problematic.</p>	<p>Check distance to local facilities</p> <p>Submitted Bid Documents</p>		<p>at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	<p>New development should consider sustainable travel methods and sustainable construction methods 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. 						
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and Rights of Way?	Population and human health or material assets	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	0
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		The proposal may erode 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. 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 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	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.	- +
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 PrimeFour development.	Submitted Traffic Assessments	-	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.	-
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					in the area to satisfy Policy T2.	
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Within West Aberdeen Character Area. Sits on a prominent slope north-facing onto the A944. It would be widely seen from this gateway. The A944 provides a very strong and easily identifiable green belt boundary in this location which clearly separates Prime Four and Kingswells from the countryside 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.	-
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		Kingshill Wood to the south provides a green wooded backdrop. Business park north, and main road running east-west to City. There are some stone walls through the site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-
Material Assets						

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

B0927 – Site OP112 Contlaw Road

40 Houses 30ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	The site's western boundary is delineated by the Milltimber Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall condition of the River Dee.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	+
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or 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 nearby (Colthill Crescent, Miltimber).	GIS Scottish Water Layer	0	N/A	0	
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The SEPA flood maps indicate there are areas of flooding along eastern boundary along Contlaw Road. This extends into the north eastern part of the site. Flooding is also present on the western edge of the site in the woodland. Both areas of flooding are associated with watercourses.	GIS Layers for Flood Risk 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 site is within the River Dee Catchment Area, which is a SAC. The woodland on site is designated Ancient Woodland, and there is priority habitat on site, again in the wooded area. The whole site is designed Tree Preservation Order 250. NESBRec Data shows bat survey may be required, a number of Designated Species recorded, and Protected Species may be an issue.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>There is a bus stop within 600m from the site, on North Deeside Road. The closest</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	
		<p>facilities are located in Peterculter, over 800 metres from the site. The site is over 800 metres from Milltimber School.</p> <p>There are no Core Paths in close proximity to the site. The closest is the Deeside line, approx.. 600 meters to the south. There are footpaths into the adjacent woods.</p> <p>There are no significant employment opportunities within 1.6 kilometres of the site</p>	<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>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>Submitted Bid Documents</p>	<p>-</p>	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	<p>-</p>	<p>+</p>
<p>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Milltimber Primary School, which is forecast to be over capacity by 2020, and Cults Academy, which will be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
To what extent will the proposal affect Core Path links or other key access networks such as cycle paths, coastal paths and Rights of Way?		Proposal will not affect nearby Core Path links. May provide opportunities to facilitate aspirational links.	GIS Layer on 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 would likely erode 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. Policy NE2 seeks to protect the coherence of 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 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	-	

Site assessment question (click on links embedded in the text 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	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site slopes to the east and is well protected by existing tree and topography.	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?	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. Transport Statement or Transport Assessment 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
					required with planning application.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with no public transport options at present.	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. Countesswells development will likely provide nearby 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 trees on site are part of the setting of Milltimber. The development will intrude slightly into the surrounding rural landscape should there be significant loss of trees or incursion towards them.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance countryside 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?		The trees on site are a landscape feature.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance countryside setting/ features 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 storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing provision onsite.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0928 - Land to the West of Malcolm Road

10 Houses 1.25ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <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 tributaries of the Culter Burn ('poor 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.	- +
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 required.	GIS Scottish Water Layer	-	Development required to comply Policy NE4 requiring development to connect to the public sewer.		+
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Areas of the site appear to be partially waterlogged. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	-	+
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>No loss or disturbance of wildlife habitat or species expected. The River Dee and Culter Burn SAC is evident to the west 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>Habitats Regulation Appraisal will likely be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<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>Direct access to rail or bus network over 800 metres away. There are no available facilities within 800 metres of the site.</p> <p>There is a limited range of available</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	
		footpath / cycle path connections to community, recreation and employment facilities. There are no significant employment opportunities within 1.6 kilometres of the site.	Check distance to local facilities Submitted Bid Documents		at least 15% below 2007 building standards. LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	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	The site lies within the area zoned for Culter Primary and Culter Academy. Culter Primary School has capacity; however, Culter Academy will be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	- +
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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south-west facing with some shelter provided through topography and an existing linear collection of residential buildings to the east.	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?	No significant road network issues identified.	Submitted Traffic Assessments	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or Transport Assessment may be required with planning application.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with no public transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests	Landscape	Development of this site would intrude slightly into the surrounding landscape. The site can be viewed clearly from Malcolm Road. There is already some	Landscape Character Assessment	-	Retain and enhance countryside setting	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
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?		scattered residential development in and around this site that fits well in the landscape, however, further development would appear sporadic and isolated. The existing woodlands to the west offer some protection of views from the North Deeside Road, however development on this site would be seen from Deeside Road.	Existing LDP allocations for Greenbelt and GSN Site Visit		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 storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP (Policy R5).	0
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

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

B0929 – Guttrie Hill West

5 Houses 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?		Extension to nearby connections required.	GIS Scottish Water Layer	-	Development required to comply Policy NE4 requiring development to connect to the public sewer.	+

Site assessment question (click on links embedded in the text 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>Site designated Green Space Network. Site located in Peterculter Local Nature Conservation Site. Ancient Woodland and Semi-natural woodland. This LNCS comprises mostly upland birch woodland and other pine woodland. There are also some areas of neutral grassland and broadleaved woodland with a former quarry in the north of the site. Site associated with bat habitat/activity and sightings.</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) and Natural Heritage (Policy NE3) 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. 						
What is the site overall impact in terms of carbon emissions (using SPACE -	Climatic Factors	The provision of residential and other uses on site will lead to increase of energy-use	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)?		<p>and consumption, transport movement and waste.</p> <p>Nearest bus stop c.770m from the site. There are a limited range of available facilities within 800m of the site. Peterculter neighborhood centre is located c.1.2km from the site, with the nearest medical facility over 800m. Culter Primary and Culter Academy are located over 800m from the site.</p> <p>Culter House Road is a narrow country road with no pedestrian footpath. There are no designated cycle routes serving the site.</p> <p>There are limited employment opportunities within 1.6km of the site within Culter itself. Prime 4 and Arnhall Business Park are located c.5km from the site.</p>	<p>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>technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					will help mitigate against any negative impact on air quality.		
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site would be zoned to Culter Primary and Cults Academy. There is adequate capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would fragment the Green Space Network.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-	
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not	-	

Site assessment question (click on links embedded in the text 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	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is south-east facing with some shelter northerly winds afforded by trees within the 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?	Potentially significant road network/ accessibility issues.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or Transport Assessment will be	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					required with planning application.		
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-	
Landscape Designated Sites							
<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 on slope of hill; prominent location but woods to south shelter from long views. Proposed development occupies part of site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-	+
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape		The woodland is a prominent feature in the area and includes mature trees.	Landscape Character Assessment Existing LDP allocations for	-	Policy NE5 (Trees and Woodland) seeks to prevent unnecessary loss of trees. Compensatory	-	

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

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

B0930 – Guttrie Hill East

Fuel Station & Employment 2.7ha

++	+	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?		Extension to nearby connections required.	GIS Scottish Water Layer	0	Development required to comply Policy NE4 requiring development to connect to the public sewer.	0

Site assessment question (click on links embedded in the text 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>Site located in Green Belt and Green Space Network. Ancient and semi-natural woodland has been felled. Potential loss or disturbance to wildlife habitats and species resultant from development. Records of Red Squirrel on site (NESBReC).</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) and Natural Heritage (Policy NE3) 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. 						
What is the site overall impact in terms of carbon emissions (using SPACE -	Climatic Factors	The provision of commercial and other uses on site will lead to increase of	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)?		<p>energy-use and consumption, transport movement and waste.</p> <p>Culter House Road from A93 N Deeside Rd; district centre approx. 1.6 meters to the south. Nearest bus stop is 805 meters south on Crown Place. Core Path Gairnhill Wood to Guttrie Wood near site boundary.</p> <p>Accessed by Malcolm Road or B979 from A93 N Deeside Rd; district centre approx. 1.6 meters to the south. Nearest bus stop is 805 meters south on Crown Place (service no 119). Peterculter Medical Practice, Culter School and Peterculter Sports Centre approx. 1.6 meters south.</p> <p>Core Path (51 - Guttrie Wood) close to the site as will Aspirational Path 4.</p> <p>Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.</p>	<p>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>technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	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	-	+

Site assessment question (click on links embedded in the text 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.	
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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar	Climatic factors	Site is open, south facing slope with Guttrie Wood to the west enjoying only limited shelter from northerly winds.	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
gain? Is the site protected from prevailing winds?		Generally south-east facing to east of Guttrie Hill.	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?	Potentially significant road network/ accessibility issues.	Submitted Traffic Assessments	-	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.	- +
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 public transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to	Landscape	Site in the countryside; woods to south and west shelter from long views. This is part of an area which serves to separate Milltimber and Peterculter and it plays an important green belt function. This will become more important once the AWPR is opened.	Landscape Character Assessment Existing LDP allocations for	--	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
accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?			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 sits near the top of a small ridge in rolling wooded countryside with a very rural feel. Former woodland area with some trees around the edge of the site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	- +
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes	0

Site assessment question (click on links embedded in the text 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 LDP (Policy R5).	

B0931 – Friarsfield Woodley

Access 0.1ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 							
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent to Cults Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/or post-construction), either worsening or limiting efforts to improve overall the condition of the River Dee.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	-	+
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?.		Development will result in water crossing/ partial culverting of the Culter Burn.	OS Map GIS Hydrogeology Maps	-	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>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	Surface water flood risk from burn that runs along north 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> <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 located in Green Belt/ GSN. Existing dwellinghouse and curtilage. Bat survey may be required. A number of Designated Species recorded in proximity of site boundary. There would be some tree loss. Potential impact on the River Dee SAC during and post-construction phase (Cults Burn to the west 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>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p>	-	+
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during construction phase.</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.	
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 comprises an existing dwelling and its curtilage. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents.GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+

B0932 – Hillhead of Countesswells

4 Houses 2.2ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <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 required.	GIS Scottish Water Layer	-	Development required to comply Policy NE4 requiring development to connect to the public sewer.	+

Site assessment question (click on links embedded in the text 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	Records of Red Squirrel in proximity of the site (NESBReC). The site is very well wooded with a wide variety of trees. Site associated with bat habitat/ activity.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.	- +
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	The provision of residential and other uses on site will lead to increase of energy-use	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)?		<p>and consumption, transport movement and waste.</p> <p>Road access. No pavements, no cycle lane. Closest bus stop is 0.3 miles from site. Site is located on outskirts of city area; Cults Medical Centre is 1.5 miles south and Great Western Medical Practice is 1.5 miles east. Cults district centre is closest for shopping/ amenities. Denwood to Cults Core Path and Hazledene Road to Countesswells Road Core Path close by. There are no significant employment opportunities within 1.6 kilometres of the site.</p>	<p>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>technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	<p>New development should consider sustainable travel methods and sustainable construction methods 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	Airyhall Primary currently has capacity; Hazlehead Academy will be over capacity in 2021. Development is unlikely to place significant pressures on education capacity.	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	N/A	0
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site occupied in part by a dwelling and its curtilage. 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	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
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	Well screened; slopes to the east. Planting on-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?	Limited impact on roads infrastructure arising from small-scale development. No significant road network/ access issues identified.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or Transport Assessment may be required with planning application.	- +
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with no public transport options at present.	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						

Site assessment question (click on links embedded in the text 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>Site lies within Lower Deeside Character Area. Whilst it is fairly close to the city, this area has a very rural character.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-	Retain and enhance countryside setting through careful design and landscaping.	-
<p>To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?</p>		<p>The trees in and around the site are a significant landscape feature.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-	Retain and enhance countryside setting through careful design and landscaping. Policy NE5 (Trees and Woodland) seeks to prevent unnecessary loss of trees. Compensatory planting will be sought if necessary.	-
<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 LDP (Policy R5).	0

B0933 – Cadgerford/Backhill

750-900 Houses & Employment 47.7ha

++	+	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 Ord Burn/ Brodiach Burn, ('bad condition' status in 2014 as per SRBMP). Development would result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	- +
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall	- +

Site assessment question (click on links embedded in the text 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 required.	GIS Scottish Water Layer	-	New pumping station required.	-	
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Areas of the site appear to be partially waterlogged. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.	0	
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	There is flooding associated with the Brodiach Burn, which forms the boundary between Aberdeen City and Aberdeenshire Council. This is the western edge of the site boundary within the Aberdeen City Areas. Increased hardstanding could increase the flooding.	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. 							

Site assessment question (click on links embedded in the text 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	Two areas of priority habitat. Lapwing, Linnet and Skylark (Designated Species) recorded in proximity of the site area (NESBReC). Areas of the site associated with bat habitat/ activity. Potential impact on the River Dee SAC during and post-construction phase (Brodiach Burn).	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals. Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC. Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.	- +
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	The provision of residential and employment/ commercial on site will lead to increase of energy-use and	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)?		<p>consumption, transport movement and waste.</p> <p>Backhill: There is a bus stop on the A944 which is serviced by the N17, 218 and 220, and another within Arnhall Business Park off the B9119. There is a bus stop within the Arnhall Business Park off the B9119.</p> <p>Doctors surgery and Tesco are located within 800m from the site in Arnhall Business Park</p> <p>There are facilities in close proximity. Health centre is located next to Tesco, approximately 600m from the centre of the proposed site. The masterplan for the site indicates there will be a mixed use core, where facilities will be available.</p> <p>A Core Path runs along the A944. There are no footpaths connecting to this site.</p> <p>Arnhall Business Park in located in close proximity to the site.</p>	<p>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>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	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	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The area is zoned to Westhill Primary School and Westhill Academy. The primary school will be at 100% capacity by 2022, and the Academy will be at 81% capacity.	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 predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 							
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	INEOS Forties pipeline runs through the site.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	-	Siting and intensity of uses to satisfy HSE.	0	
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	There is little shelter provided from topography or vegetation. There are no tree belts to the north. Backhill: The site is north east facing and the western section is relatively flat. Cadgerford: The site is west facing with a very gentle slope.	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 Design policies.	-	
Vehicular Access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network issues.	Submitted Traffic Assessments	-	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.	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	--	Provision of future services and linkages.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The proposal would be in close proximity to Arnhall Business Park, but on its own would not be well connected to the existing settlement of Westhill.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance countryside 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 ?		Development in this location would impact on the rolling agricultural landscape to the south of Westhill. Development would be highly visible from the surrounding area. It is part of the open countryside which separates Kingswells and Westhill and serves the green belt function of maintaining their separate identities and landscape setting.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance countryside 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
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 LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing and employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0934 – Kennerty Farm

25 Houses 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 within close proximity to the Culter Burn ('moderate condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	+ -
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse)?		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA although it is recognised that the level of abstraction from this relatively small-scale development would likely be limited.	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 available.	GIS Scottish Water Layer	0	N/A	0	
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	SEPA flood maps indicate localised surface water flood risk in south-east corner. The Culter Burn is located to the east, across Burnside Road which joins River Dee further east. The Culter Burn is subject to flooding. To the north and south of the site there are areas of flooding.	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 site is zoned as green belt and Green Space Network. There are two local nature conservation sites in close proximity, the Deeside Line delineates the site on its southern boundary. 80 metres to the north, is the Culter Burn (Special Area of Conservation). Several Designated Species recorded in proximity of the site area (NESBReC). Parts of the site associated with bat habitat/ activity. Potential impact on the River Dee/ Culter Burn SAC during and post-construction phase.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	--	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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 closest bus stop is on North Deeside Road. The vehicular access border the</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
		<p>site (Burnside Rd/ Kennerty Rd) is narrow and speed limits are in place (30mph). Peterculter district centre is approx. 350m south-west of the site at North Deeside Road, 650 meters to walk due to the road lay out. Peterculter Medical Practice is located at Coronation Road, around 1.6 kilometers north-east.</p> <p>The Deeside Line Core Path 66 is located just south of the site. This links to Peterculter District Centre.</p> <p>There are no employment opportunities within 1.6 kilometres of the site.</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>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>Submitted Bid Documents</p>	<p>-</p>	<p>New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	<p>+</p>
<p>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text 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	The site is zoned to Culter Primary School, which has capacity, and Cults Academy, which is forecast to be overcapacity by 2021.	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?		The proposals would erode 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. 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. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is east facing, benefitting from some degree of shelter provided by topography and 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 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/ accessibility issues.	Submitted Traffic Assessments	-	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.	- +
Is the site close to a range of facilities? Can these be	Climatic factors and human health	Site is close to a number of facilities i.e. Peterculter District Centre.	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
accessed by public transport?			Check distance to local facilities			
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site forms part of the greenbelt which gives setting to the Peterculter, and to Aberdeen. Development in the area is contained by the existing road network. The development would intrude into the surrounding landscape. Burnside Road is an easily identifiable and logical green belt boundary in this 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 compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
<p>Could the option 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 within close proximity to the Culter Burn ('moderate condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.</p>	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or 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</p>	+

Site assessment question (click on links embedded in the text 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 available nearby.	GIS Scottish Water Layer	0	N/A	0	
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	SEPA flood maps indicate there is some small scale surface water flooding on site.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>The site is adjacent to the Culter Burn Local Nature Conservation Site. The Culter Burn is a Special Area of Conservation. This sits to the east of the site. The trees abutting the eastern boundary within the LNCS, are designated ancient woodland, and form tree preservation order 80. The site is within the Green Space Network. Protected Species may be an issue. Designated Species also recorded in proximity to the site area. Site associated with bat habitat/ activity.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	--	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard must be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>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>There are several bus stops along North Deeside Road. The closets lies around</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	
		<p>800 meters from the site. Amenities are located in the Peterculter settlement, 800 meters east.</p> <p>There are no Core Paths in proximity of the site. A narrow pavement leads from Peterculter along one side of North Deeside Road. The 30 mph speed limit reduction is effective in front of site.</p> <p>There are no significant employment opportunities within 1.6 kilometers of the site.</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)?	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. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Culter Primary School, which has capacity, and Culter Academy, which is forecast to be overcapacity by 2021.	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?		The proposals would erode 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. 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	The site would be offered some degree of shelter due to topography. There are wooded areas to east and west. There is some tree planting to southern boundary and dispersed plants on the northern boundary. The site comes to a high point mid away therefore has south east and north facing slopes.	Submitted Bid Documents Aerial Map Site Visit	0	Development must be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Potentially significant road network/ accessibility issues.	Submitted Traffic Assessments	-	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.	- +
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is close to a number of facilities i.e. Peterculter District Centre.	GIS Layer for bus stops/bus routes	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
			Check distance to local facilities			
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site sits in the greenbelt and forms a green gateway to Peterculter. The site is within the Dee Valley, one of Aberdeen's distinctive and defining features. The development would significantly intrude into the landscape, being visible from the A93 and rural roads on its southern edge.	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 trees offsite, and the stone dyke boundaries are features which may be disturbed by development.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						

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

B0936 – Treespark 1, Pitfodels

6-10 Houses 5.3ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 drain line that terminates in the River Dee to the south ('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,	+
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 See above re. impact on water environment.	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?		Nearby connections available adjacent to site.	GIS Scottish Water Layer	0	N/A	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • 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 located in Green Belt at present. Part of site included in Green Space Network. Bat survey may be required (NESBRec). Potential impact on the River Dee SAC during and post-construction phase.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys may be required at planning application stage.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	- +
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Accessed primarily by vehicle via Craigton Road/ Airyhall Road. Nearest bus stop is 300m south on North Deeside Rd (A93). Closest facilities are south in District</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
		Centre of Cults 1.6km south of the site. Core Path no.67 (Rocklands Road) delineates site to the south. Limited employment opportunities within Cults (1.6km south), commuting distance from Aberdeen City (6km east).	GIS Layers for cycle lanes/facilities Check distance to local facilities Submitted Bid Documents		dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	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 allocated to Airyhall Primary School, which will be over capacity by 2024, and Hazlehead Academy, which will be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	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. 						
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.	-
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	The site is south facing and well protected by existing established 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 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	- +	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.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	N/A	-

Site assessment question (click on links embedded in the text 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	Green Belt land located west of the main built-up area of the City and north of Cults, some residential development west of Bairds Brae. It is part of an undeveloped area of land which serves to separate Cults and Aberdeen and maintain their individual identities. Located within the Dee Valley Landscape Character Area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Limit impact on 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 are linear tree belt features, and a central clump of trees. There are also stone dyke field boundaries.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Limit impact on setting through careful design and landscaping. Compensatory planting in line with Policy NE5 of the LDP.	-
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 LDP (Policy R5).	0
Cultural Heritage						
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	The site is within the Pitfodels Conservation Area, which is largely made up of open fields and properties within large plots.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	--	New development required to preserve or enhance the character and appearance of conservation areas. Sensitive design and siting to minimise impacts.	-
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0937 – Treespark 2, Pitfodels

40 Houses 5.3ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 drain line that terminates in the River Dee to the south ('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,	- +
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 See above re. impact on water environment.	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?		Nearby connections available adjacent to site.	GIS Scottish Water Layer	0	N/A	0
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • 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 located in Green Belt at present. Part of site included in Green Space Network. Bat survey may be required (NESBRec). Potential impact on the River Dee SAC during and post-construction phase.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys may be required at planning application stage.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	- +
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Accessed primarily by vehicle via Craigton Road/ Airyhall Road. Nearest bus stop is 300m south on North Deeside Rd (A93). Closest facilities are south in District</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	
		Centre of Cults 1.6km south of the site. Core Path no.67 (Rocklands Road) delineates site to the south. Limited employment opportunities within Cults (1.6km south), commuting distance from Aberdeen City (6km east).	GIS Layers for cycle lanes/facilities Check distance to local facilities Submitted Bid Documents		dioxide emissions by at least 15% below 2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	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 allocated to Airyhall Primary School, which will be over capacity by 2024, and Hazlehead Academy, which will be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	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. 						
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.	-
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	The site is south facing and well protected by existing established tree belts.	Submitted Bid Documents Aerial Map Site Visit	+	Development must be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Submitted Traffic Assessments	- +	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.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	N/A	-

Site assessment question (click on links embedded in the text 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. 						
<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>Green Belt land located west of the main built-up area of the City and north of Cults, some residential development west of Bairds Brae. It is part of an undeveloped area of land which serves to separate Cults and Aberdeen and maintain their individual identities. Located within the Dee Valley Landscape Character Area.</p>	<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.	-
<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 are linear tree belt features, and a central clump of trees. There are also stone dyke field boundaries.</p>	<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. Compensatory planting in line with Policy NE5 of the LDP.	-
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 LDP (Policy R5).	0
Cultural Heritage						
<ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	The site is within the Pitfodels Conservation Area, which is largely made up of open fields and properties within large plots.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	--	New development required to preserve or enhance the character and appearance of conservation areas. Sensitive design and siting to minimise impacts.	-
Population						
<ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0938 – Lovers' Walk

10-12 Houses 2.4ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent to the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition. Drainage issues have been highlighted on site.	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,	+
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 See above re. impact on water environment.	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?		Nearby connections available adjacent to site.	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The site is adjacent to the River Dee but largely sits well above it. A small area of the south east of the site is subject to flooding.	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>Part of the Green Space Network. There are Local Nature conservation Sites abutting the site to the north at Old Deeside Line, and south at the River Dee, which is also a Special Area of Conservation. Bat survey may be required (NESBReC). Potential impact on the River Dee SAC during and post-construction phase.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	--	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
<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>Nearest bust stop 480 meters away on North Deeside Road. 800 meters to Culter</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	
		district centre shops and amenities, less than 400 meters to A93 where bus route passes. Core Path and LNCS adjacent to site (Old Deeside Line), as well as main vehicular route to/from Aberdeen City to the north (A93). Limited nearby employment opportunities.	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)?	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	Culter Primary School currently has capacity. Cults Academy will be over capacity in 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	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. 						
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.	-
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	Located on the floodplain of the River Dee to the south. Bound to the north by the Old Deeside Line. Good shelter from northerly winds. Contour lines roll southward into the Dee river valley. Site generally slopes southward.	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 design policies.	+
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	- +	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.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is close to a number of facilities i.e. Peterculter District Centre.	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	Development would intrude into surrounding landscape and would compromise the largely open setting of the River Dee. The Deeside Line to the north is a well defined and robust 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.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0939 – Peterculter East 1

c.100 Houses 7.3ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
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 Ardbeck Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (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.	+
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 See above re. impact on water environment .	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?		Nearby connections available adjacent to 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	Areas of the site appear to be partially waterlogged. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.		+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Some risk of surface water flooding though the middle of the site.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. 							

Site assessment question (click on links embedded in the text 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>Local Nature conservation Site on north side (Old Deeside Line), and River Dee LNCS/ Special Area of Conservation to the south. Bat survey may be required (NESBRec), a number of Designated Species in proximity of the site area. Area associated with bat habitat/ activity. Potential impact on the River Dee SAC during and post-construction phase.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE -	Climatic Factors	The provision of residential uses on site will lead to increase of energy-use and	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)?		<p>consumption, transport movement and waste.</p> <p>Cycle & Core Path – Old Deeside Line (no.66). Vehicular access proposed via Pittengullies Brae which stems from A93 with secondary access available via Milltimber Brae. Brae, Bus service runs along A93 with the closest bus stop lying 320 meters away. Less than 1.6 kilometers to district centre shops and amenities, but less than 400m to A93. Core Path adjacent, as well as main route to/from Aberdeen City to the north. Limited; some local jobs with businesses or medical/dental practice..</p>	<p>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>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 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. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Culter Primary School currently has capacity. Cults Academy will be over capacity in 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	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. 						
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.	-

Site assessment question (click on links embedded in the text 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	Trees to north and south of the site; east side exposed. Good shelter from northerly winds. Gentle slope toward River Dee indicates a southern aspect.	Submitted Bid Documents Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Submitted Traffic Assessments	- +	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.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is close to a number of facilities i.e. Peterculter District Centre.	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 residential properties to the west and school to the south. Very exposed seen from the B979 and AWPR when opened. An important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		Site is sheltered by trees which are a significant landscape feature.	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
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 LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0940 – Peterculter East 2

30 Houses 2ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
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 Ardbeck Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (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,	+
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. See above re. impact on water environment .	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?		Nearby connections available adjacent to 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	Areas of the site appear to be partially waterlogged. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.		+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Some risk of surface water flooding though the middle of the site.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. 							

Site assessment question (click on links embedded in the text 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>Local Nature conservation Site on north side (Old Deeside Line), and River Dee LNCS/ Special Area of Conservation to the south. Bat survey may be required (NESBRec), a number of Designated Species in proximity of the site area. Area associated with bat habitat/ activity. Potential impact on the River Dee SAC during and post-construction phase.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	- +
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE -	Climatic Factors	The provision of residential uses on site will lead to increase of energy-use and	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)?		<p>consumption, transport movement and waste.</p> <p>Cycle & Core Path – Old Deeside Line (no.66). Vehicular access proposed via Pittengullies Brae which stems from A93 with secondary access available via Milltimber Brae. Brae, Bus service runs along A93 with the closest bus stop lying 320 meters away. Less than 1.6 kilometers to district centre shops and amenities, but less than 400m to A93. Core Path adjacent, as well as main route to/from Aberdeen City to the north. Limited; some local jobs with businesses or medical/dental practice..</p>	<p>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>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 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. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Culter Primary School currently has capacity. Cults Academy will be over capacity in 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	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. 						
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.	-

Site assessment question (click on links embedded in the text 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	Trees to north and south of the site; east side exposed. Good shelter from northerly winds. Gentle slope toward River Dee indicates a southern aspect.	Submitted Bid Documents Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+	
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Unlikely to result in any significant road network/ accessibility issues.	Submitted Traffic Assessments	-	+	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.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is close to a number of facilities i.e. Peterculter District Centre.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	N/A	0
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Some residential properties to the west and school to the south. Very exposed seen from the B979 and AWPR. An important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		Site is sheltered by trees which are a significant landscape feature.	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 <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 LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0941 – Peterculter East 3

c.50 Houses & Employment 7.3ha

++	+	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 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 Ardbeck Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn (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,	+
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 See above re. impact on water environment .	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?		Nearby connections available adjacent to 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	Areas of the site appear to be partially waterlogged. Potential impact on GWDTEs.	OS Map GIS Hydrogeology Maps	-	Careful siting and adequate SUDS could offset impact.		+
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Some risk of surface water flooding though the middle of the site.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	-	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. 							

Site assessment question (click on links embedded in the text 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>Local Nature conservation Site on north side (Old Deeside Line), and River Dee LNCS/ Special Area of Conservation to the south. Bat survey may be required (NESBRec), a number of Designated Species in proximity of the site area. Area associated with bat habitat/ activity. Potential impact on the River Dee SAC during and post-construction phase.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE -	Climatic Factors	The provision of residential and other uses on site will lead to increase of energy-use	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)?		<p>and consumption, transport movement and waste.</p> <p>Cycle & Core Path – Old Deeside Line (no.66). Vehicular access proposed via Pittengullies Brae which stems from A93 with secondary access available via Milltimber Brae. Brae, Bus service runs along A93 with the closest bus stop lying 320 meters away. Less than 1.6 kilometers to district centre shops and amenities, but less than 400m to A93. Core Path adjacent, as well as main route to/from Aberdeen City to the north. Limited; some local jobs with businesses or medical/dental practice.</p>	<p>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>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 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. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Culter Primary School currently has capacity. Cults Academy will be over capacity in 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	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. 						
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.	-

Site assessment question (click on links embedded in the text 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	Trees to north and south of the site; east side exposed. Good shelter from northerly winds. Gentle slope toward River Dee indicates a southern aspect.	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 design policies.	+
Vehicular access constraints or opportunities - Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Proposed uses could result in significant road network/ accessibility issues.	Submitted Traffic Assessments	-	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.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is close to a number of facilities i.e. Peterculter District Centre.	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 residential properties to the west and school to the south. Very exposed seen from the B979 and AWPR when opened. An important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land ?		Site is sheltered by trees which are a significant landscape feature.	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
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 LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing and employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0942 – Milltimber South

90 Houses 8.9ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <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 partially flanked by Milltimber Burn to the west and Binghill Burn to the east, both of which are tributaries of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall condition of the River Dee.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	+
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse)?		. New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA See above re. impact on water environment.	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 available.	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Small areas of surface water flood risk on the east and west sides of the site.	GIS Layers for Flood Risk 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>Adjacent to the Deeside Line which is an LNCS. Records of Redwing within site and other Designated Species in proximity. Potential impact on the River Dee SAC during and post-construction phase.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<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>Located adjacent to A93 N Deeside Rd at Milltimber. Pavements for pedestrian travel, cycle path, and vehicular route. Bus stops located on N Deeside Rd and are in</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	0	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		close proximity. 320 meters to Milltimber School, 3.2 kilometers to Cults Academy. Pavement route along A93. Access to Old Deeside Line Core Path & LNCS. Limited employment opportunities; some local jobs with businesses or medical/dental practice.	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	Miltimber Primary School will be over capacity by 2020. capacity. Cults Academy will be over capacity in 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	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. 						
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.	-
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	Open agricultural/ grazing land, some buildings on the western boundary. Old Deeside Line Core Path to the south. Some shelter from northern winds. Sloping, south-facing toward River Dee.	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	- +	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.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is close to a number of facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	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
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	'Valley' Prime Landscape area. Lower Deeside Landscape Character Area. The site provides wide views across the Dee valley from the A93. The current allocation of 60 houses on a larger site may allow development to be configured in a way which maintains these views. Increasing the allocation may compromise this situation.	Landscape Character Assessment Existing LDP allocations for Greenbelt and 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 ?		AWPR located west of the site. Wide views of Deeside Valley. There is a stone wall to the southern boundary and trees along the southern and western boundaries. There are also some recently planted trees along the private road in the middle of the site.	Landscape Character Assessment Existing LDP allocations for Greenbelt and 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	++	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 LDP (Policy R5).	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Milltimber Farm to the south of the site and the track that runs through the site to North Deeside Road are on the Sites and Monuments Record. Milltimber Railway Bridge is south of the site and a 6 mile stone is located on the northern boundary – these are also on the Sites and Monuments Record.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	+
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0943 – Milltimber Farm

70 Houses 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	-	There will be policy requirements for all new development to install water-saving technologies to assess potential development proposals (Policy R6).	- +
Can the option connect to the public foul sewer?		Connections available.	GIS Scottish Water Layer	0	N/A	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	Some risk of surface water flooding within the site around existing farm buildings.	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>LNCS on southern boundary (Old Deeside Line), and River Dee LNCS/ SAC beyond, south. Site located in Green Belt and GSN. Bat survey may be required, a number of Designated Species recorded in proximity of site area (NESBReC)</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 may be required at planning application stage.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-	+
<p>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>Cycle & Core Path – Old Deeside Line (no.66), A93, B979 runs to the east of the site – and AWPR. Bus services along A93. Less than 1 mile to district centre shops</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	
		<p>and amenities in Peterculter. Core Path and LNCS adjacent, as well as main route to/from Aberdeen City to the north.</p> <p>Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.</p>	<p>Check distance to local facilities</p> <p>Submitted Bid Documents</p>		<p>at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							

Site assessment question (click on links embedded in the text 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	Miltimber Primary School will be over capacity by 2020. capacity. Cults Academy will be over capacity in 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	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. 						
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.	-
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	Gentle slope toward River Dee indicates a southern aspect. Trees to south of site along Old Deeside Line. North is road frontage on A93 N Deeside Road and east is B979.	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	- +	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.	+
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is close to a number of facilities i.e. Peterculter District Centre.	GIS Layer for bus stops/bus routes Check distance to local facilities	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
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	Visible from the A93 and B979, and the AWPR to the east. The site currently allows wide views of the Dee valley which would be lost if development went ahead.	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 ?		Some residential properties on the north side of the site. Currently open agriculture/ grazing land. Located within 'Valley' Prime Landscape character area.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit			
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore	Material 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 LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental improvements and community amenities.	+

B0944 – Inchgarth Road

Mixed Use 9.87ha

++	+	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. 							
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 There is a culverted watercourse which runs through the eastern half of the site.	OS Map GIS Hydrogeology Maps	-	There will be policy requirements for all new development to install water-saving technologies to assess potential development proposals (Policy R6).	-	+
Can the option connect to the public foul sewer?		Connections available.	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 SEPA flood maps show there are three distinctive areas of flooding. In the northern field, the area next to the Deeside line floods. In the southern portion of the site, to the west flooding extends north to south, and a further area is recorded to the south.</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>The site is within the River Dee Catchment Area but outwith the boundary of the SAC. The Deeside Line, which bisects the site, is a local nature conservation site. Tree Preservation Order 237 covers the site, the site is Green Space Network, and green belt. There is ancient woodland beyond the site boundary to the south. Bat survey may be required. 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>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard must be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-	
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 							
<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. A link road is proposed on site, this will serve a greater population than the development site and could lead to an increase in carbon emission in the local 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>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	
		<p>There is a bus stop with regular bus services at North Deeside Road, within 400 metres of the site. To the east, within 800 metres of the site, there is a bus stop with regular service.</p> <p>There are no available facilities within 800 metres of the site. The proposal indicates there will be retail accommodation on site (5 x 100m² units). Core Path 66 (Deeside Line) bisects the site, which leads to community facilities. Core Path 65 is offsite to the east, and links to Garthdee Commercial Centre.</p> <p>There are no significant employment opportunities with 1.6 kilometers of the site.</p> <p>The proposed development could create jobs in care home and retail units. However, as the proposal is for the elderly and/or retired they may not require employment opportunities.</p>	<p>Check distance to local facilities</p> <p>Submitted Bid Documents</p>		<p>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, 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</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which is forecast to be over capacity by 2021. Due to the nature of the proposal it is unlikely school capacity will be an issue.	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?		Proposed development would sever and fragment the Green Space Network.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	- +
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will	-

Site assessment question (click on links embedded in the text 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	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 shelter provided by the existing trees on the northern and western boundaries. Some shelter is provided to east and south from wooded areas on either side of Inchgarth Road. The site is south/ south east 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. Proposal included the development of a new link road.	Submitted Traffic Assessments	- +	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or 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
					Assessment will be required with planning application.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities.	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 forms part of the greenbelt buffer function between Aberdeen and Cults, provides significant visual separation between Garthdee and Lower Deeside which protects their separate identities. Areas of open space are a typical pattern of development within the Pitfodels Conservation Area. The site is located within the Lower Deeside Landscape Character type, and the Dee Valley Landscape Character Area. The area to the south of the Old Deeside Line to Inchgarth is open and the site is visible from a number of locations along Inchgarth Road.	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?		The site is bordered by mature trees. There are stone dykes on site. There will be some potential loss or disturbance of these by development.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit impacts.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP (Policy R5).	0
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 site is located within the Pitfodels Conservation Area. The conservation area is characterised by country houses, set within large plots which relates back to the original feu splitting of 1845. The development of this area will further erode the original feu spilt formation.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	New development required to preserve or enhance the character and appearance of conservation areas. Sensitive design and siting to minimise 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	Provision of specialist housing, care facilities and potential employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0945 – Shepherd’s Retreat

Leisure 6.54ha

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

Site assessment question (click on links embedded in the text 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 a number of small watercourses leading into the Culter Burn ('moderate condition' status in 2014 as per SRBMP), but outwith the Special Area of Conservation boundary. Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	+
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA See above re. impact on water environment.	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 required.	GIS Scottish Water Layer	-	Development required to comply Policy NE4 requiring development to connect to the public sewer.	+
<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 site is also within the catchment of the River Dee, which is an SAC, but is unlikely to have any significant impact.</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>Habitats Regulation Appraisal may be required to determine the impact on the Culter Burn/ River Dee SAC.</p>	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						
<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 leisure uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The site is over 1km from the nearest bus service and bus stop. There are no available facilities within 800m of the site. There are limited connections to facilities.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by</p>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
		<p>Access to Peterculter centre is possible via path which connects to Core Path 52. Expected that journeys to and from the site will be car dependant for staff and visitors.</p> <p>There are no significant employment opportunities with 1.6km of the site. The proposal would generate small scale development opportunity in its own right.</p>	<p>Check distance to local facilities</p> <p>Submitted Bid Documents</p>			<p>at least 15% below 2007 building standards.</p> <p>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</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. 							
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>Submitted Bid Documents</p>	<p>-</p>	<p>+</p>	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	<p>+</p>
<p>Soils</p> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is exposed to northerly winds. A clump of trees is present to the north east of the site which will provide shelter. There are linear tree belts along field boundaries. The site rises to a high point at Ben View. The majority of the site is north west 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.	0

Site assessment question (click on links embedded in the text 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?	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	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing	Landscape	The proposal will intrude on landscape fit; the buildings proposed are small scale single storey shepherd huts, additional infrastructure includes a main accommodation building, additional toilet blocks, and vehicle tracks. Due to the elevated position of the site, on hill slopes, the site would be visible from Malcolm Road.	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 ?		There are tree belts and stone dyke boundaries on the site. There is some potential loss or disturbance of these features.	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 LDP (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	Employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0946 – Malcolm Road

59 Houses 6.6ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan ?	Water	Site is adjacent a number of small watercourses leading into the Culter Burn ('moderate condition' status in 2014 as per SRBMP), but outwith the Special Area of Conservation boundary. Development would likely result in increased surface water run-off through provision of hardstanding/ soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve its overall condition.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	+
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA See above re. impact on water environment.	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 available nearby.	GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	SEPA flood maps indicate there is low to medium risk to surface water flooding on the site in two separate areas, one to the east and one to the west of the site.	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	The site is ancient woodland. Although this has been cleared the designation remains valid. The site is located in the River Dee Catchment Area, but outwith the Special Area of Conservation boundary. A TPO (253) covers the majority of the site, and the site forms part of the Green Space Network. There is likely to be some loss or disturbance of the habitat or species should development take place. Bat survey may be required, and Red Squirrels recorded in proximity of the site (NESBReC).	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	-	<p>Ecological Surveys may be required at planning application stage.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the Culter Burn/ River Dee SAC.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	- +
<p>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 and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Direct access to the bus network is between 400 and 800 metres away. There are no available facilities within 800</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	
		metres of the site. Peterculter village centre has the nearest facilities but there is a significant uphill slope between them and the site which could discourage walking. There is a limited range of available foot and cycle paths. Core Path 52 (Bucklerburn Road to Easter Anguston Cottage) runs to the south of the site and Aspirational Path 4 (Peterculter – Milltimber) route would be a further extension of this route linking to Milltimber. Un-name path is situated at the north-east boundary of the site. There are no significant employment areas within 1.6km of the site.	GIS Layers for cycle lanes/facilities Check distance to local 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. Development will provide the impetus for new local facilities, potentially reducing the need to 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 should 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	The site lies within the area zoned for Culter Primary and Culter Academy. Culter Primary School has capacity; however, Culter Academy will be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development would sever the Green Space Network.	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development.	-
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site 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	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					soil. Re-use of soil in local area.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The proposer has estimated that the expected development completion will be within 5 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Good shelter from northerly winds from existing shelter belts. Site is south west 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	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					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	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Development would intrude slightly into the surrounding landscape. Existing woodlands provide good protection of views from Malcolm Road, however the elevation of the site would mean that any development would be fairly prominent.	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 ?		Potential further loss or disturbance of significant SNH Ancient Woodland.	Landscape Character Assessment Existing LDP allocations for	-	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
			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 LDP (Policy R5).	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for public realm/ environmental	+

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

B0947 – Binghill House

Residential/ Retirement Living 6.14 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 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.	-	+
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 south eastern edge of the site is TPO 125, the remainder of the woodland on site is designated Ancient Woodland. The Green Space Network allocation covers the site. Den of Murtle Local Nature Conservation Site is 600 meters to the north east.</p> <p>Designated species have been recorded (Eurasian Red Squirrel, and Soprano Pipistrelle), with Pipistrelle Bat species (Pipistrellus) and Bats (Chiroptera). Locally important plant species (Bluebell) is 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>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<h3>Climate Change Mitigation</h3> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
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 use (retirement community comprising assisted and independent living units) 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 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>The site is over 1km from the nearest bus service and bus stops. The site is over 1km from the nearest shopping or health facilities.</p> <p>There are a limited number of paths. Core Path 89 is 1.6km to the north and can be assessed off site by an informal path, Core Path 72 is 1km to the south. Aspirational Core Path 10 is approximately 400m south of 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>LDP Policy (R5) encourages waste minimisation and (T2) sustainable and active travel.</p>		
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>Submitted Bid Documents</p>	-	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	-	+
<p>Service Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. 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 over 1km from the nearest health facility.	GIS Layer for School Catchments Aberdeen School Roll Capacity Health Centre Provision	--	Developer contributions may be required as appropriate to mitigate deficiencies in health provision.	-
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 remote from existing Core Paths 72 and 89 but is closer to aspirational Core Path 10.	GIS Layer on Core Paths/Cycle Lanes	-	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.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposed development will reduce the area of Green Space Network.	Submitted Bid Documents	-	Provision to enhance the remaining Green Space Network is 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	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	The proposer notes the development is free from constraints, viable and deliverable.	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 shelter from northerly winds due to topography and existing established woodlands to the north, east and west. The majority of the 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?	Potentially road network/accessibility issues	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or Transport Appraisal	-

Site assessment question (click on links embedded in the text 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 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 at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site is located within the Dee Valley, one of the defining and distinctive features of Aberdeen. Deeside settlements are contained within the 95 meter contour, as breaching this will have negative impact on the undeveloped upper slopes of the Dee Valley and its skyline. Development will not be visible in the immediate locale due to established woodland. Existing grounds are part of the overall design for the setting of Bingham House.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful landscape analysis and design appropriately to limit impact.	--
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape		Existing woodland and individual well-established trees form parkland setting for Bingham House.	Landscape Character Assessment Existing LDP allocations for	-	Retain and enhance features through careful design and landscaping.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
and the qualities of wild land?			Greenbelt and GSN Site Visit			
Material Assets						
<ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Proposal intends to convert the existing listed building on site.	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	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP (Policy R5).	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigatio n	Mitigation if appropriate?	Scoring – post mitigation	
<p>Cultural Heritage</p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 							
<p>Will the option affect any archaeological sites, scheduled monuments, listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?</p>	<p>Cultural heritage, incl architectural and archaeological heritage (and links with landscape)</p>	<p>Binghill House (category C listed) is located on site. It is proposed to convert the house into closer care or supported flatted accommodation.</p> <p>The parkland setting associated with Binghill House, will be developed into retirement cottages/bungalow with medium density flats.</p> <p>Two Scheduled Monuments (Binghill House Stone Circle and Cairn) are located 120m and 70m respectively offsite to the west.</p> <p>Other features on site include a possible coin hoard, and on the boundary a bowling green, and mound with possible burial.</p>	<p>GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.</p> <p>Canmore Database</p> <p>Historic Environment Record</p>	<p>-</p>	<p>National guidance and local policy protects historic assets and their setting, and supports the in situ preservation of all schedule monuments and archaeological sites.</p> <p>Assessment of Binghill House conversion, impact of development on the setting of the listed building and archaeological investigation would be required to ensure protection and special interest is retained. Conversion could ensure longevity for the still occupied Binghill House.</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
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	Proposal will allow for public access to modified gardens. Access to converted Bingham House would be controlled.	Submitted Bid Documents	-	National guidance and local policy protects historic assets and their 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 for a retirement community and assisted accommodation.	Submitted Bid Documents	++	N/A	++

B0949 – Friarsfield Sunnyside

Residential c.35 units 2.76ha

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

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

Site assessment question (click on links embedded in the text 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>There are no designations covering the site. It is currently zoned as Green Belt and Green Space Network. There is an area of Ancient Woodland to the west of the site area.</p> <p>The site is recognised as an Integrated Habitat System.</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>Possible ecological survey to be required at planning application stage.</p> <p>Due regard will be given to Green Space Network (Policy NE2) if 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. 						
What is the site overall impact in terms of carbon emissions (using SPACE -	Climatic Factors	The provision of residential on site will lead to an increase of energy-use and	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)?		<p>consumption, transport movement and waste.</p> <p>The site is around 1km from the nearest bus service and bus stops. The site is over 800m from the nearest shopping or health facilities.</p> <p>Core Path 87 runs along the northern boundary of the site, connecting to areas within Green Space Network.</p>	<p>you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>		<p>technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>		
<p>Air Quality</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, and increased car travel by potential future residents.</p>	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. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is around 1km from the nearest health facility. Primary School is currently operating over-capacity and the Academy is expected to be over-capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity Health Centre Provision	--	Developer contributions may be required as appropriate to mitigate deficiencies in health / education provision.	-
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 close to Core Path 87, but other pedestrian connections (Kirk Brae) are generally poor.	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?		Proposed development will reduce the area of Green Space Network.	Submitted Bid Documents	-	Provision to enhance the remaining Green Space Network is expected through policy.	- +
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	The proposer notes the development is deliverable.	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 shelter from northerly winds due to topography and existing established woodlands to the west. The majority of the 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.	+

Site assessment question (click on links embedded in the text for 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?	Potentially road network/accessibility issues	Submitted Traffic Assessments	-	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Transport Statement or Transport Appraisal 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 public transport at present.	<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><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</p>	Landscape	Deeside settlements are contained within the 95 meter contour, as breaching this will have negative impact on the undeveloped upper slopes of the Dee Valley and its skyline. Development may be visible in the immediate locale and from across the River Dee valley.	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	--	Retain and enhance setting through careful landscape analysis and design appropriately to limit impact. Landscape and Visual Impact Assessment may be required for planning applications,	--

Site assessment question (click on links embedded in the text 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?		There is an existing major residential development site being built out to the east (OP41 Friarsfield) – this proposal may add to the cumulative impact of that development.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance features through careful design and landscaping.	-
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	None proposed.	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 LDP (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 stone dykes field boundaries and tree belts in the vicinity. These features may be lost or disturbed due to development.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database Historic Environment Record	-	National guidance and local policy protects historic assets and their setting, and supports the in situ preservation of all schedule monuments and archaeological sites.	- +
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 for a housing with affordable housing requirements in line with LDP Policy.	Submitted Bid Documents	++	N/A	++

OP53 – Tillyoch

Residential 250 units 14.9 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>Buckler Burn flows through the eastern corner of the site. This watercourse leads to the Culter Burn ('moderate condition' status in 2014 as per SRBMP), a tributary to the River Dee. Potential contaminants could enter the watercourse during construction.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos</p>	-	<p>Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDs made were appropriate.</p>	-	+
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a</p>		<p>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set 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</p>	-	+

Site assessment question (click on links embedded in the text 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?		Currently provision is through septic tanks and soakaways. Connections are available 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 are available nearby. Capacity will need to be confirmed. Residential unit off site is supplied by spring.	OS Map GIS Scottish Water Layer	-	Development required to comply with national and local planning policy requiring all new developments to install water-saving technologies.	0

Site assessment question (click on links embedded in the text for 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 there is low, medium and high risk to surface water flooding on the site along the Buckler Burn, and off site at the western 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>							

Site assessment question (click on links embedded in the text for 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>Peterculter Local Nature Conservation site ancient woodland and tree Preservation Order 210 covers the south eastern section of the site. There are two further areas of woodland on the Ancient Woodland Inventory immediately off site, one to the east and one to west. The whole site, bar the most northerly field is designated as Green Space Network.</p> <p>Protected Species are present on site (bats), and the Eurasian Red Squirrel and Yellowhammer.</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 required at planning application stage.</p> <p>Due regard must be given to Green Space Network Policy and Trees policy when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>
<p>Climate Change Mitigation Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential use on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>The site is within 800m of a bus stop (550m) which is frequented by a regular bus service.</p> <p>The site is over 1km from the nearest</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>--</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon dioxide emissions.</p> <p>Development must minimise waste in line with Policy R5 and</p>	<p>-</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		shopping or health facilities. There are a limited number of paths. Core path 52 runs to the west of the site. Aspirational core path 4 is proposed to run along the southern boundary of the site.	Submitted Bid Documents		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	Development will result in slightly negative environmental impacts during and post construction. The impact of increased private transport movement has to be considered.	Submitted Bid Documents	-	New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-
Service Infrastructure Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety.						
Education capacity - Secondary School Catchment Area/ Primary school catchment	Population and human health or material assets	The site is within the catchment for Culter Primary School and Culter Academy. Culter Primary School has capacity for 113 pupils; Culter Academy will be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School	-	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
area. Health provision.			Roll Capacity			
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		The site is a working equestrian centre and cattery, with informal paths. Development will allow more people access to 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 Open Space Policy 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?		Core path 52 runs to the west of the site. Aspirational core path 4 is proposed to run along the southern boundary 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. Contributions may be required towards core path 4.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Green Space Network covers the majority of the site. The proposed development shown on the indicative masterplan would sever the Green Space Network.	Submitted Bid Documents	--	Provision of new and / or retention of elements of existing green space within the site as part of the development is expected.	-
Soils 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	The site is partly brownfield (existing equestrian business and cattery). Short term adverse effects on soil, and possible contamination during construction. Soil compaction from development will occur.	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.	-	+
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	Proposer indicates a study is in progress and enquiries are underway to establish the current capacity of services to the site, including gas, electricity and water. Proposal's expected completion will be within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	-	Capacity and infrastructure requirements to be finalised with relevant organizations and bodies.	-	
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The majority of the site is protected due to topography and existing vegetation. The site has south westerly slopes.	Submitted Bid Documents Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Existing roads infrastructure will need to be assessed and considered. The proposal will increase the frequency and regularity of trip to and from the site, taking it beyond the existing trips generated for the	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
		business use on site.			Transport Statement or Transport Assessment will be required with planning application.	
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor with regard to proximity to existing facilities, these can be accessed via public transport.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	N/A	-
Landscape Designated Sites Maintain and support landscape character and local distinctiveness.						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Classed as Wooded Farmland (1996) with limited suitability for development, strong rural character despite its proximity to large residential areas. Existing settlement boundary to Peterculter is defined by existing roads and woodlands.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Development will change the character of the landscape. This could be managed by careful design and landscaping.	-
To what extent will the proposal affect features of landscape interest, including the distinctive		Areas of woodland on site form part of the local landscape character. The site is designated greenbelt and green space network.	Landscape Character Assessment Existing LDP	--	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
character of the landscape and the qualities of wild land?			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 existing buildings and structures on site associated with the business use would not be reused. Residential uses may be retained or historic materials may be reused.	Submitted Bid Documents Site Visit	-	Policy expects the reuse of granite on site where buildings have been demolished	- +
Is the option in the vicinity of a waste management site and could therefore <u>compromise</u> the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy.	0

Site assessment question (click on links embedded in the text 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 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)	Traces of rig and furrow are noted on the Historic Environment Record.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database Historic Environment Record	-	Policy expects the reuse of granite on site where buildings have been demolished	-	+
Population Promote economic growth, social inclusion, environmental improvement, health and safety.							
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development would provide private housing and 25% affordable housing contribution.	Submitted Bid Documents	+	N/A	+	+

B0950 – Land at Brookfield

4 Houses 1.97ha

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

Site assessment question (click on links embedded in the text for 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>Possibility of release of waterborne pollution to the small open water course (Oldfold Burn) running off site to the north and along the eastern 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>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	-	+
<p>Can the option connect to the public foul sewer?</p>		<p>Connections are possible</p>	<p>GIS Scottish Water Layer</p>	0	<p>N/A</p>	0	
<p>Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e.</p>	<p>Water and Biodiversity, Fauna and Flora</p>	<p>Area of boggy ground, with reeds on the eastern boundary of the site.</p>	<p>OS Map GIS Hydrogeology</p>	-	<p>Careful siting and adequate SuDS could offset impact.</p>	-	+

Site assessment question (click on links embedded in the text 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 wetlands and boggy areas on the site?			Maps				
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	<p>SEPA flood maps show surface water flooding (low and medium frequency) bisecting the site. A small open water course (Oldfold Burn) runs off site to the north and along the eastern boundary, which may be vulnerable to flooding in future.</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><u>Biodiversity, Flora and Fauna</u></p> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</p>							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>Site is located within the Green Space Murtle Den Local Nature Conservation Site sits approximately 300 meters to the north east.</p> <p>Tree Preservation Order 53 is offsite beyond the A93 North Deeside Road.</p> <p>Protected species have been noted 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>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard will be given to Green Space Network (Policy NE2) and Natural Heritage (Policy NE3) when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>There is a bus stop immediate off the southern boundary of the site, with an on road cycle route along the North Deeside Road. Core path 66 (South Deeside Line) is 300 meters south of the site. All services and facilities are beyond 800 meters. Employment opportunities are beyond 1.6 kilometres.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>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</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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation	
					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. Health provision.	Population and human health or material assets	The site is zoned to Milltimber Primary School and Cults Academy. Both are forecast to be over capacity by 2022.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
To what extent will the proposal affect core path		The proposal will not affect nearby Core Path links	GIS Layer on Core	0	Development will be required to safeguard	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
links or other key access networks such as cycle paths, coastal paths and rights of way?			Paths/Cycle Lanes		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 entire site is within the Green Space Network. Development will lead to erosion of the Green Space Network in this location, however may provide opportunities for overall enhancements over the entirety 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. 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 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.	-
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 4 detached units. Completion is expected within the time plan timeframe	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	The site surrounded by trees on all sides – smaller trees on the eastern side, which may provide protection. The site is generally south east 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?	The site is for 4 detached units. 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	There is a bus stop immediate off the southern boundary of the site. All services and facilities are beyond 800 meters. Employment opportunities are beyond 1.6 kilometres.	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.						
<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	Landscape	The site is situated in the Green Belt in an area of wooded farmland that acts as a buffer between Milltimber and Bieldside. The character of the Dee Valley is noted as comprising small settlement areas separated by areas of green space. It occupies a very significantly visual point	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN	--	Limit impact on 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
accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		on the road as you travel towards Milltimber.	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 character of the Dee Valley is noted as comprising small settlement areas separated by areas of green space. Development will erode this character	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Limit impact on setting through careful design and landscaping.	--
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

B0951 – Hill of Ardbeck

44 units 11.6ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <p>Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity.</p>						
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>	<p>Water</p>	<p>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</p>	<p>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, medium and high flood risk from surface water flooding in the central area 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.	-	+
<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	The whole sit is within the Peterculter Nature Conservation Site. Tree Preservation Order 20 comprise the woodland at the south of the site. The woodland on site is noted as Native Woodland. The woodland offside to the north and east is noted on the Ancient Woodland Inventory of Scotland as being Long Established. The site is zoned as Green Space Network. Protected species have been recorded 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
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>A bus stop is located 450 meters to the south west of the site, with a single frequent service. Site is distant from local facilities resulting 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>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>-</p>
<p>Air Quality</p> <p>Limit or reduce the emissions of pollutants.</p>						
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>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	Culter Primary School has capacity, and a falling school roll is forecast. Cults Academy is forecast to be at 100% capacity by 2022 and increase from this date.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		The site is in private ownership and not formally laid out for open space, there are numerous paths throughout the site and it is well used by local people on an informal basis. The majority of the site is 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.	-	
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 numerous paths throughout the site and it is well used by local people on an informal basis.	GIS Layer on Core Paths/Cycle Lanes	--	Development will be required to safeguard core paths and rights of way and enhance links between paths.	-	
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development would remove a section of greenspace network, a new public park and allotments are proposed on site. The allotments would increase the variety of uses on 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	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Deliverability/Sustainability Constraints Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights.						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	The development is for 44 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 aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Although the site is largely surrounded by woodland which provides some shelter, it sits on top of hill / ridgeline. Area proposed for housing sites in the middle of the site in a dip in the landscape.	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?	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 800 metres of the site. A bus stop is located 450 meters to the south west of the site, with a single frequent service	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.						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site sits on the 90 -95 meter contour line which defines the higher edge of development in the Dee Valley. The site is within the Dee Valley, which is one of the defining landscape features of Aberdeen. There may be skyline impact to the valley ridge from development in long views. Existing tree cover would screen development from the immediate area. The site is Green Space Network and Green Belt.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Enhance setting through careful design and landscaping to limit impacts.	--
To what extent will the proposal affect features of		Trees and woodland are the main features on site. Development may result in the	Landscape Character	--	Enhance setting through careful design	-

Site assessment question (click on links embedded in the text 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 interest, including the distinctive character of the landscape and the qualities of wild land?		loss of trees.	Assessment Existing LDP allocations for Greenbelt and GSN Site Visit		and landscaping to limit impacts.	
Material Assets Minimise waste.						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish 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	Cultural heritage, incl architectural and archaeological heritage (and links with	Culter House and walled garden (Category A listed building) sits off site to the south east. The sites and monuments record notes the gate lodge to Culter House sits at the north east corner of the site, are and not proposed to be developed. Other hit on	GIS Layers for scheduled monuments, archaeological sites, listed buildings,	0	LDP policy 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
any buildings), inventory historic battlefields, world heritage sites or their setting?	landscape)	the sites and monuments record are off site to the north, east, and west.	conservation area. Canmore Database			
<p>Population Promote economic growth, social inclusion, environmental improvement, health and safety.</p>						
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.	+

B0952 – Waldorf School

Residential use with redevelopment / reuse of the existing buildings 1.6ha

++	+	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigatio n
<p>Water</p> <p>Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity.</p>						
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.	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?		Brownfield site. Connections possible	GIS Scottish Water Layer	0		0
For large scale developments are there any private or public water supplies within 250m of	Water and Human Health	Brownfield site. Connections possible	OS Map GIS Scottish Water Layer	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
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	<p>SEPA flood maps indicate there is no flooding on site.</p> <p>Redevelopment 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	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>						

Site assessment question (click on links embedded in the text for 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 whole site is covered by Tree Preservation Order 238, and zoned as Green Belt.</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> <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>Redevelopment of the brownfield site will lead to increase of energy-use and consumption, transport movement and waste. It may also result in the more energy efficient systems, material and technologies being use than are on site at present.</p> <p>There are no facilities or bus stops 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>	-	+

Site assessment question (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
					Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality Limit or reduce the emissions of pollutants.						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety.						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Culter Primary School has capacity. Cults Academy is forecast to be over capacity by 2022.	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		Core Path 63 runs through the site from	GIS Layer on	-	Development will be	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigatio n	Mitigation if appropriate?	Scoring – post mitigatio n
proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?		north to south.	Core Paths/Cycle Lanes		required to safeguard core paths and rights of way and enhance links between paths.	
Soils Reduce contamination, safeguard soil quantity and quality.						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield site	Site Visit Submitted Bid Documents	0		0
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		The site is identified as being a potentially contaminated site, due to its previous use as a Convalescent Hospital.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Measures should be in place to ensure that possible contamination on site and from construction will be properly remediated and not affect the quality of the soil.	+
Deliverability/Sustainability Constraints Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights.						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development is expected to be delivered within the LDP timeframe.	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 boundaries are tree covered, with a cluster of trees at the north west of the site. The 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?	Site can be accessed via Culter House Road (a country road). Existing access arrangements are in place. Redevelopment may increase intensification on site and require existing access to be modified.	Submitted Traffic Assessments	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement/ Assessment may be required during the planning application process.	- +
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	There are no facilities or bus stops within 800m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-
<u>Landscape Designated Sites</u> 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	Landscape	Sits in the Dee Valley, which is one of the defining landscapes of Aberdeen, and is above the 90-95 meter contour. It is a brownfield site, and the proposal is to develop the existing buildings. Intrusion on the landscape will depend on the	Landscape Character Assessment Existing LDP allocations for	-	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigatio n
exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?		design and volume of housing proposed. Existing tree cover may screen development from the immediate surrounds	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?		Trees on site, at boundary and cluster at the north west corner of the site. The site is zoned as a Tree Preservation Order. There is a tall wall off site to the east which also runs beyond the site along Craigton Road.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts. Replacement planting to offset impacts as per LDP Policy NE5.	- +
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	Proposed redevelopment of the Category C listed former Aberdeen Convalescent Hospital.	Submitted Bid Documents Site Visit	-	Policy D6 requires reused of existing building.	+
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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigatio n
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
<u>Cultural Heritage</u> 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)	Proposed redevelopment of the Category C listed former Aberdeen Convalescent Hospital	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Policy D6 requires reused of existing building.	+
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	Redevelopment will allow access to a site which is currently vacant.	Submitted Bid Documents	+	Policy D6 requires reused of existing building.	+
<u>Population</u> 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	Due to the size of the existing building onsite, it is expected 25% affordable housing will be required with any redevelopment	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0953 – West Craigton Farm Residential

150 units 33 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>	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 license 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 available.</p>	<p>GIS Scottish Water Layer</p>	0		0	
<p>Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and</p>	Water and Biodiversity, Fauna and Flora	<p>Areas of boggy ground, particularly to the south of the site where there is a small pond and evidence of reed vegetation. Some other areas to east of site similar.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-		-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
boggy areas on the site?							
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	There is a record of a private water source just beyond 250m east of the B979 which borders the eastern edge of the site. Unlikely to be any effect.	OS Map 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	According the SEPA indicative Flood Risk Maps, there is no known risk of river flooding within the specified site although the nearby Culter Burn to the west includes a flood plain just wider than the burn itself. There are small areas of surface water flooding showing, with the biggest concentration to the south of the site adjacent to or near to a small pond. 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.	-	+
<p>Biodiversity, Flora and Fauna</p> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</p>							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>NESBREC records sightings of Red Squirrels along the woodland corridor to the west of the site and one within the woodland to the east of the site. At the burn upstream from the site European Otters and, Brown Trout Eels are recorded as well as a Pine Marten.</p> <p>There are a number of sightings of birds surrounding the site including Red Kite, Shaded Broad bar, lapwings, Pink footed Goose, Dunnock, Woodcock, Siskin and Yellowhammer. Insect sightings include Small and Latticed Heath and Ghost Moth. Bat sightings are recorded further out from the site.</p> <p>The southern portion of the site is designated as Green Space Network.</p> <p>The woodland corridor along the Culter Burn to the west of the site is a Local Nature Conservation Site. Many of the trees are covered by TPO.</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>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>There is a bus stop near the southern eastern boundary of the site on Malcolm Road 250m away. Core path 52 (Bucklerburn Road to Easter Anguston Cottage) runs along the southern boundary. All services and facilities are</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid</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</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	
		beyond 800 meters. Employment opportunities are beyond 1.6	Documents		2007 building standards. Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.		
Air Quality Limit or reduce the emissions of pollutants.							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety.							
Education capacity - Secondary School Catchment Area/ Primary school catchment area.	Population and human health or material assets	The site is zoned to Culter Primary School, which is forecast to have capacity of 60% in 2022 reducing to 56% by 2026. The secondary education is zoned to Culter Academy, which is forecast to be at 100% capacity in 2022, rising to 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.	-	+

Site assessment question (click on links embedded in the text 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.						
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 52 runs along the southern boundary of the site but not through the site itself so issues are unlikely.	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
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		The southern section of the site is within the Green Space Network. Development will lead to erosion of the Green Space Network in this location, however may provide opportunities for overall enhancements over the entirety 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. 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 predominantly 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?		There is a small area of potentially contaminated land to the south of the site and an area offsite to the south west.	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 assessment question (click on links embedded in the text 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	Completion is expected within the time 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	The fall of the land is generally south west facing, though the landform undulates to some degree in places irregularly. There is woodland cover along the western edge of the site, lines of trees throughout and across the site. Some tree lines to the east of the 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?	The track along the southern boundary is relatively narrow and unadopted at present. The B979 runs along the eastern boundary of the site and there are points where the proposed development could adjoin this without significant issue.	Submitted Traffic Assessments	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	There is a bus stop near the south eastern boundary of the site. All services and facilities are beyond 800 meters. Employment opportunities are beyond 1.6 kilometres.	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	Landscape	The site is located in the Green Belt. Development would potentially impact the view of the uplands along the River Dee corridor when approaching Peterculter from the north along the B979. The site is	Landscape Character Assessment Existing LDP	-		-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
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?		somewhat detached from the existing settlement of Peterculter and would represent suburbanisation of the north side of Peterculter which is already extending away from the district core.	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 a number of mature trees within the site which could be affected. Development for 150 units could erode the rural setting of Peterculter.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-		-
Material Assets						
Minimise waste.						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
for Zero Waste?						
<p>Population</p> <p>Promote economic growth, social inclusion, environmental improvement, health and safety.</p>						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing will be required with any redevelopment.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0954 – Burnside Road

15 units 3.6 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>							
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 license 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?		Connections available as site is close to edge of existing settlement boundary	GIS Scottish Water Layer	0		0	
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and	Water and Biodiversity, Fauna and Flora	Area of boggy ground to south east of site.	OS Map GIS Hydrogeology Maps	-		-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
boggy areas on the site?							
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	<p>SEPA flood maps indicate there is a small area of low, medium and high risk surface water flooding to the south east corner 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.	-	+
<p><u>Biodiversity, Flora and Fauna</u></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>NESBREC records sightings of Soprano and Common Pipistrelles offsite but in close proximity to the site.</p> <p>The site is within an area designated as Green Space Network</p> <p>The Deeside Way is tree lined and is designated as the Deeside Old Railway LNCS.</p> <p>To the north of the site beyond the Kennerty Farm is the Culter Burn 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 Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.</p>	-
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The closest bus stop is over 750 metres from the site at North Deeside Road.</p> <p>There are no facilities within 500m of the site. Peterculter Medical Centre is approx. 1.6km away from the site along roadways. Culter Primary School is 1.1km away along roadways. North Deeside Road Peterculter district centre is closest for</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</p>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		shopping/ amenities, which begin 0.5km from the site along roadways. In terms of significant employment opportunities, Prime Four is 8.7 kilometres from the site.			minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality						
Limit or reduce the emissions of pollutants.						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure						
Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety.						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Culter Primary School, which is forecast to have capacity of 60% in 2022 reducing to 56% by 2026. The secondary education is zoned to Cults Academy, which is forecast to be at 100% capacity in 2022, rising to 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.	- +
To what extent will the proposal affect core path		A core path runs along the southern boundary of the site however development	GIS Layer on Core	0	Development will be required to safeguard	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
links or other key access networks such as cycle paths, coastal paths and rights of way?		would not be permitted to impinge upon right of way.	Paths/Cycle Lanes		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 entire site is Green Space Network and it would be impacted by development.	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 greenfield. 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?		There is a record of potential contamination at Kennerty Farm over the road from the northern boundary of the site.	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.						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas	Material assets	Expected development completion will be within 10 years of plan adoption	Submitted Bid Documents GIS Layers for gas networks, gas pipelines,	+		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
pipelines etc.			Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is well sheltered to the north and east by existing development. The site includes rolling landform, the heights of which are exposed and the hollows sheltered. Site is generally east 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?	Potentially significant road network issues considering the narrowness of the country road and its narrow bridge over the Culter Burn at Kennerty Road.	Submitted Traffic Assessments	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	There are a number of bus routes (19, 201, 202, 203) along North Deeside Road. The stops are within walking distance to the site. Peterculter District Centre has a limited range of shops and services.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
Landscape Designated Sites Maintain and support landscape character and local distinctiveness.						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing	Landscape	Development could slightly intrude into the surrounding landscape. Some of the site sits relatively high compared to the existing built environment.	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?		There are a few sycamore trees which might be affected.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	+		+
Material Assets Minimise waste.						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per Policy R5.	0
Cultural Heritage Promote protect and, where appropriate, enhance the historic environment.						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>Kennerty Mill Upper and Kennerty House are category B listed but are over 100m from the site and screened by existing development. Kennerty Mill Lower is category C listed and is also screened and over 100m away.</p> <p>There is a record of a Roman Camp 450m to the south west of the site adjacent to Hilton Farm.</p>	<p>GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.</p> <p>Canmore Database</p>	0		0
<p>Population Promote economic growth, social inclusion, environmental improvement, health and safety.</p>						
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.	+

B0955 Land Between Bielside House and Deeside Way

H1 to GSN 0.3 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>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>According to SEPA mapping there are areas at risk of surface water flooding to the east and west of the site along the Deeside Line Core path, to the north of Bielside House and a risk to river flooding at the watercourses to the south of the golf clubhouse.</p> <p>Proposal would not have any effect upon flooding.</p>	<p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>	0	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</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>NESBREC records sightings of various bats offsite in the close area including Brown Long eared bats, Common, Nathusius and Soprano Pipistrelles and Daubenton bat.</p> <p>The whole site is covered by a Tree Preservation Order. It is not zoned as greenbelt but is already zoned as Green Space Network.</p> <p>The tree lined Deeside Old Railway is a LNCS and this runs past the southern edge 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>	0	<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>	0
<p>Service Infrastructure</p> <p>Protect and enhance outdoor access opportunities and access rights.</p> <p>Protect and enhance human health.</p> <p>Promote economic growth, social inclusion, environmental improvement, health and safety.</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?		The site is already Green Open Space. It is currently protected. The site is covered by a Tree Preservation Order also.	<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 Policy NE2.	0
To what extent will the proposal affect core path		The Deeside Line Core Path runs past the southern boundary of the site however the	GIS Layer on Core	0	Development will be required to safeguard	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
links or other key access networks such as cycle paths, coastal paths and rights of way?		proposal would have no effect.	Paths/Cycle Lanes		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?		Site is already Green Space Network.	Submitted Bid Documents	0	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.	0
Soils Reduce contamination, safeguard soil quantity and quality.						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Greenfield.	Site Visit Submitted Bid Documents	0		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)	Bielside House is nearby and Category B listed. The site is currently Green Space Network and therefore afforded protection already and the setting of this building and its curtilage will remain protected.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	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
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	Site already benefits from sufficient protection.	Submitted Bid Documents	0		0

B0959 – Torbeck International School

Remove from Green Belt 26ha

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

Site assessment question (click on links embedded in the text for 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 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		0

Site assessment question (click on links embedded in the text for 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>SEPA flood maps show areas of surface water flooding along the southern boundary where it meets the Deeside Line</p> <p>Culverted water course running north to south and east to west on site.</p>	<p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>	-	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>Deeside Old Railway Local Nature Conservation Site runs along the most southerly section of the site boundary.</p> <p>Long Established (of plantation origin) trees noted on the area around Baird's Brae.</p> <p>Part of Tree Preservation Orders numbers 8 and 21 on site and 237 just off site.</p> <p>Areas of Green Space Network on site. Numerous protected species are noted 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 must be given to Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.</p>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<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 on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Bus stops located in two places along the A93 North Deeside Road, both with 400 metres of the site, and with regular bus services and frequencies.</p> <p>The commercial centre at Garthdee 2km and the neighbourhood centre of Cults is located 1.24 kilometers, with Mannofield neighbourhood centre 1.46 kilometers from the site. Cults Medical Practice is beyond the Cults neighbour centre.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>-</p>
<p>Air Quality</p> <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	<p>The site is split into two Primary School and two Academy School.</p> <p>At Primary level Airyhall is at 79% capacity from 2021, and decreasing, while Broomhill is at 85% capacity and also decreasing.</p> <p>At Secondary School level Harlaw Academy has been over capacity from 2019. It is sitting at 104% capacity in 2021 and increasing. Hazlehead Academy is over capacity from 2021, and again this is increasing.</p>	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?		<p>Core path 65 (Hazlehead to River Dee Path) transects the site north to south, while core path 66 (Deeside Line) forms the southern boundary.</p> <p>The North Deeside Road (A93) has an on road cycle lane, while core path 66 is duel use.</p> <p>There are a number of informal paths in the area.</p>	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		There are sections of Green Space Network on site. Development will lead to erosion of the Green Space Network in	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing	-	+

Site assessment question (click on links embedded in the text 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?		this location, however may provide opportunities for overall enhancements over the entirety of the site.			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	The area comprises a field and the gardens and grounds of houses and the International School. Short term adverse effects on soil. Possible soil contamination during construction if that is proposed.	Site Visit 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.	-
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	The area is south facing, with linear tree belts and clusters of trees.	Submitted Bid Documents Aerial Map Site Visit	+	If development id proposed it 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 proposal submitted, removal of Green Belt proposed. This could have implications on intensification of use on the site. 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	0

Site assessment question (click on links embedded in the text 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 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	<p>Bus stops located in two places along the A93 North Deeside Road, both with 400 metres of the site, and with regular bus services and frequencies.</p> <p>The commercial centre at Garthdee 2km and the neighbourhood centre of Cults is located 1.24 kilometers, with Mannofield neighbourhood centre 1.46 kilometers from the site. Cults Medical Practice is beyond the Cults neighbour centre.</p>	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</p>	-	Any proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-
<p>Landscape Designated Sites Maintain and support landscape character and local distinctiveness.</p>						
<p>Non-designated landscape features and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>	Landscape	<p>The site is located with the Dee Valley – one of the defining features of Aberdeen, and in the Pitfodels Conservation Area. The Dee Valley is noted for comprising areas of small settlements separated by areas of green space, and the Pitfodels Conservation Area is noted as being one of these areas of open space and for having large plots with large houses.</p> <p>Number of tree groups on site, and linear tree belts and stone walls</p>	<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.	--
To what extent will the proposal affect features of landscape interest,		<p>The site is located with the Dee Valley – one of the defining features of Aberdeen. The Dee Valley is noted for comprising</p>	Landscape Character	--	Limit impact on setting through careful design	--

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
including the distinctive character of the landscape and the qualities of wild land?		areas of small settlements separated by areas of green space. The character of the wider Dee Valley and of the Pitfodels Conservation Area is linked to the areas of green space separating small areas of settlement.	Assessment Existing LDP allocations for Greenbelt and GSN Site Visit		and landscaping.	
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
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	Cultural heritage, incl architectural and archaeological heritage (and links with	Sits within the Pitfodels Conservation Area. Wall structures associated with the historic use of the area as large houses with very large plots.	GIS Layers for scheduled monuments, archaeological sites, listed buildings,	-	LDP policy supports the conservation of historic environment and in situ preservation of all archaeological 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	
any buildings), inventory historic battlefields, world heritage sites or their setting?	landscape)	Number of hits on site (sites and monuments records) mostly associated with the large houses, garden features, with some 20th century features associated with war (war memorial, pill box, air raid shelter).	conservation area. Canmore Database				

B0957 – Friarsfield Expansion Area

180 Homes 14.2ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <p>Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity.</p>						
<p>Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)</p>		<p>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 available.</p>	<p>GIS Scottish Water Layer</p>	0		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>Tree Preservation Order 238, 73 and 243 about the site to the north. Protected species have been noted 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 must be given to Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.</p>	-
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The closest bus stop is over 600 metres from the site at North Deeside Road. There are no facilities within 800m of the site. Cults Medical Centre is approx. 1km. Cults neighbourhood centre is closest for shopping/ amenities.</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</p>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality						
Limit or reduce the emissions of pollutants.						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure						
Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety.						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Cults Primary School and Cults Academy. Cults Academy will be at 100% capacity by 2022, and over capacity beyond this date. Cults Primary School is over capacity in 2021, but if forecast to reduce to 91% capacity by 2026.	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		Overgrown football pitch located to the	GIS Layer on	0	Sufficient open space	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		south of Waldorf School.	Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN		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?		Proposal may affect Core Path links running through the site (Core Path 63) however may provide opportunity to enhance existing links.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard core paths and rights of way and enhance links between paths.	+
Soils Reduce contamination, safeguard soil quantity and quality.						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on 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.	-
Deliverability/Sustainability Constraints Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights.						
Will the site be delivered within the LDP timeframe? Other site servicing	Material assets	Expected development completion will be within 10 years of plan adoption.	Submitted Bid Documents GIS Layers for	+		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
constraints, e.g. electricity pylons, underground gas pipelines etc.			gas networks, gas pipelines, Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is generally south facing sheltered due to tree belts and topography	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.	Submitted Traffic Assessments	-	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.	-
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	-
Landscape Designated Sites Maintain and support landscape character and local distinctiveness.						
Non-designated landscape features and key	Landscape	Development would have a visual impact locally from Kirk Brae/ Kingswells Road and from Lower Deeside, as development	Landscape Character	--	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
<p>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>		would risk breaching the skyline	<p>Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>		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 high stone wall on Craigton Road, and field boundaries within the site. There tree field boundaries also. These features may be lost or disturbed due to development.</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 Minimise waste.</p>						
<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	++
<p>For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational</p>	Material Assets	<p>Development will provide adequate space for kerbside collection or recycling facilities.</p>	<p>Check Scottish Planning Policy (superseded Zero Waste Plan)</p> <p>Submitted Bid</p>	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?			Documents		where appropriate, as per Policy R5.	
Population Promote economic growth, social inclusion, environmental improvement, health and safety.						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

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

Site assessment question (click on links embedded in the text for 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>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 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	SEPA flood maps indicate there is a small area of low to medium surface water flooding on 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.	-	+
<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	Protected species noted on site. Green Space Network on the furthest east of the 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
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>The closest bus stop is over 600 metres from the site at North Deeside Road.</p> <p>There are no facilities within 800m of the site. Cults Medical Centre is approx. 1km south. Cults district centre is closest for shopping/ amenities. There are no significant employment opportunities within 1.6 kilometres of the site.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	<p>--</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>-</p>
<p>Air Quality</p> <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	The site is zoned to Airyhall Primary School, which is forecast to have capacity of 79% in 2022 reducing to 76% by 2026. The secondary education is zoned to Hazlehead Academy, which is forecast to be at 91% capacity in 2022, falling to 85% by 2026	GIS Layer for School Catchments Aberdeen School Roll Capacity	+	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Green Space Network on the furthest east section of the site would be impacted by development.	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 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.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Deliverability/Sustainability Constraints Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights.						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Expected development completion will be within 10 years of plan adoption	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	The site is generally east facing and sheltered due to tree belts to the north.	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.	Submitted Traffic Assessments	-	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	-
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					Policy T2.	
<u>Landscape Designated Sites</u> Maintain and support landscape character and local distinctiveness.						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Development would slightly intrude into the surrounding 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.	-
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 stone dykes field boundaries and tree belts. These features may be lost or disturbed due to development.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful design and landscaping to limit impacts.	-
<u>Material Assets</u> Minimise waste.						
Is the option in the vicinity of a waste management site and could therefore	Material Assets and Human	Waste from the development would be directed to the local Material Energy	Existing LDP allocations for	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
compromise the waste handling operation?	Health	Recycling Facility.	Waste Facilities 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 Promote protect and, where appropriate, enhance the historic environment.						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	A category B listed boundary stone is located off site to the south. The site sites opposite Pitfodels Conservation Area.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	New development has to respect the character, appearance and setting of the historic environment and protect the special architectural or historic interest of listed buildings and conservation areas, as per Policy D6.	-
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 to provide 25% affordable housing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B0959 – OP40 Cults Pumping Station

civic amenity space centered round the pumping station 0.69ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>Water</p> <p>Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity.</p>							
<p>Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?</p>	Water	<p>Site is adjacent to Cults Burn, a tributary of the River Dee ('bad condition' status in 2014 as per SRBMP). Development would likely result in increased surface water runoff through provision of hardstanding/soil compaction, therefore there is some potential for ground-based contaminants to enter the burn via this tributary (during and/ or post-construction), either worsening or limiting efforts to improve overall the condition of the River Dee.</p>	<p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/</p> <p>OS Map</p> <p>GIS Hydrogeology Maps</p> <p>GIS Raster 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-scale abstraction or allow the de-culverting of a</p>		<p>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA.</p>	<p>OS Map</p> <p>GIS Hydrogeology Maps</p>	-	<p>There will be policy requirements for all new development to install water-saving technologies to assess potential development proposals (Policy R6).</p>	-	+

Site assessment question (click on links embedded in the text 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?						
Can the option connect to the public foul sewer?		Connections are available and possible	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	Cults Burn runs to the west of the site and development on this site and is adjacent to areas at risk of flooding; but site itself not considered to be at risk.	GIS Layers for Flood Risk 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>						

Site assessment question (click on links embedded in the text for 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 also situated adjacent to the Cults Den Local Nature Conservation site so there may be an impact on its conservation objectives. A large part of the site is designated Green Space Network. Protected species are noted 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 Green Space Network (Policy NE2) when planning new developments to ensure habitat links are maintained and enhanced.</p>	-
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The densification of uses on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of shopping and recreation areas and there are bus stops within 400m. The site is in relatively good proximity to local facilities and is less likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</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</p>	- +

Site assessment question (click on links embedded in the text 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, in reality there will be an increase in vehicular movements as a result of any development.			minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality						
Limit or reduce the emissions of pollutants.						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure						
Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety.						
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	Possible significant negative impact on Green Space Network within the site.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	--	Existing links to the Green Space Network should be maintained and enhanced in line with Policy NE2. Sufficient open space provision will be required as per 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?		Possible negative impact on Core Path 63 that goes through the southwest of the site.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard core paths and rights of way and enhance links between paths, in line with proposed Policy NE3.	-	+
Soils Reduce contamination, safeguard soil quantity and quality.							
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on Brownfield Land. Short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land	+	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Site contains a redundant building which housed previous water works. It is classed as potentially contaminated.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use	-	+
Deliverability/Sustainability Constraints Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights.							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development is expected to be delivered within the LDP 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 mostly flat with adequate shelter from northerly winds. It is southwest 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?	Access to the site is slightly restricted to a small access road that leads to existing apartments. Further access would be required or widening of this small road.	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 400m of a bus stop and local shopping facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	++		++
Material Assets Minimise waste.						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or	Material Assets	Development will provide heritage / cultural use, on a brownfield site which is already well connected to suitable infrastructure (social, water-delivery,	Submitted Bid Documents Site Visit	+	LDP Spatial Strategy encourages the redevelopment of 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
recycle or recover existing on-site materials / resources?		sewerage, energy, telecommunication).				
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.						
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 will open up an existed vacant site.	Submitted Bid Documents	+	Policy D6 supports the retention and reuse of historic environment	+
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 of a civic amenity space centered around the heritage pumping station may provide opportunities for social insulation.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B0960 – West Craigton Farm H2

Hydrogen Fuel Production and Storage 5.5 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>	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 license 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>The site is too distant from a public foul sewer if one is required and private disposal methods would need to be explored.</p>	<p>GIS Scottish Water Layer</p>	-		-
<p>Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e.</p>	Water and Biodiversity, Fauna and Flora	<p>Areas of boggy ground to north west of site.</p>	<p>OS Map</p> <p>GIS Hydrogeology</p>	-		-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
are there any wetlands and boggy areas on the site?			Maps			
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 no flooding issues onsite.	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
<u>Biodiversity, Flora and Fauna</u> 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>NESBREC data shows a sighting of a protected species on the edge of the site.</p> <p>Approximately 180m to the south west is the Culter Burn 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 Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.</p>	-	+
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of the site for the production and storage of hydrogen fuel will result in some vehicular trips too and from a site which is relatively remote from the city however the technology is designed to reduce the carbon footprints of residents at the nearby proposed residential site at Craigton Farm.</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</p>	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.	
Air Quality Limit or reduce the emissions of pollutants.						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Soils Reduce contamination, safeguard soil quantity and quality.						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is greenfield. Short term adverse effects on soil. Possible soil contamination during construction.	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	Material assets	Expected development completion will be	Submitted Bid	+		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.		within 10 years of plan adoption.	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	The site is relatively flat, slightly rolling only. Any requirement for solar powered panels could be accommodated.	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 bordered by the B979.	Submitted Traffic Assessments	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
<p><u>Landscape Designated Sites</u> Maintain and support landscape character and local distinctiveness.</p>						
<p><u>Non-designated landscape features and key landscape interests</u></p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character</p>	Landscape	Development could potentially intrude into the surrounding landscape depending upon the height and scale of the required structures. The area has a rural character. Though there are two turbines and overhead lines nearby, there are no uncommonly seen pieces of infrastructure in the area and the proposal could look out of place on such an open site.	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
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?		There are stone dykes field boundaries which may be lost or disturbed due to development.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-		-
Material Assets Minimise waste.						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	If there is a waste product from the process then it is likely that this will need to be removed by large vehicles. 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

B0961 – Hill of Ardbeck

2 Units 0.25ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>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 and medium flood risk from surface water flooding covering part of the northern edge of 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.	-	+
<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	The whole sit is within the Peterculter Nature Conservation Site. The site is noted as Native Woodland. The woodland offside to the north and east is noted on the Ancient Woodland Inventory of Scotland as being Long Established. The site is zoned as Green Space Network and Green Belt. Protected species are noted 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
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>A bus stop is located 640 meters to the south west of the site, with a single frequent service. Site is distant from local facilities resulting 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>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>-</p>
<p>Air Quality</p> <p>Limit or reduce the emissions of pollutants.</p>						
<p>Could the option lead to the designation of a new Air Quality Management Area (AQMA)?</p>	<p>Air</p>	<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	<p>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	Culter Primary School has capacity, and a falling school roll is forecast. Cults Academy is forecast to be at 100% capacity by 2022 and increase from this date.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	+	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Site is zoned as Green Space Network, development may remove access to a well used track / path	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	-		Sufficient open space, path replacement provision will be required as per the Policy NE2.	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?		Development may sever an informal track / path which looks to be well used.	GIS Layer on Core Paths/Cycle Lanes	-		Development will be required to safeguard core paths and rights of way and enhance links between paths.	0	
Soils Reduce contamination, safeguard soil quantity and quality.								
Is the option on greenfield	Material Assets	Brownfield	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	
or brownfield land?	and Soils		Submitted Bid Documents				
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Possible contamination site due to tipping.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Measures should be in place to ensure that possible contamination onsite and 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	It is estimated the expected development will be within the timeframe of the Local Development plan	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	The site is flat, as it is a brownfield site. Existing tree belts and tree cover will provide protection	Submitted Bid Documents Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.		+
Vehicular access constraints or opportunities. Road network capable of	Material assets and climatic factors?	Site can be accessed via Culter House Road (a country road). Construction of further access roads to serve the development would be required.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
accommodating traffic generated?					Authority. Transport Statement or Transport Assessment will be required with planning application.		
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The site is 990 meters from Peterculter neighbourhood centre; 750 meters from the Peterculter Primary School and leisure centre; 795 meters to the Medical Centre. There are no significant employment opportunities within 1.6 kilometres of the site. A bus stop is located 640 meters to the south west of the site, with a single frequent service .	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2	-	
<u>Landscape Designated Sites</u> Maintain and support landscape character and local distinctiveness.							
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site is within the Dee Valley, which is one of the defining landscape features of Aberdeen. The site comprises of and is surrounded by trees. Development would be screened by trees.	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		The site is for the majority tree covered. Removal of the trees would be required. The informal track that runs through the	Landscape Character Assessment	-	Retain and enhance setting through careful design and landscaping to limit	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
character of the landscape and the qualities of wild land?		site is lined by a stone dyke.	Existing LDP allocations for Greenbelt and GSN Site Visit		impacts.	
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	Existing ruinous structure and rubble onsite. Unsure if materials can be reused.	Submitted Bid Documents Site Visit	0	Policy D6 requires reused of existing building.	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
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
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 building onsite is the gate lodge to Culter House, it is in a state of ruin. An informal track runs across the site which is lined by a stone dyke.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy D6 supports the in situ preservation of all archaeological sites.	-

Appendix 8.9 Undesirable Sites: Ward 10 – Hazlehead/Ashley/Queen’s Road

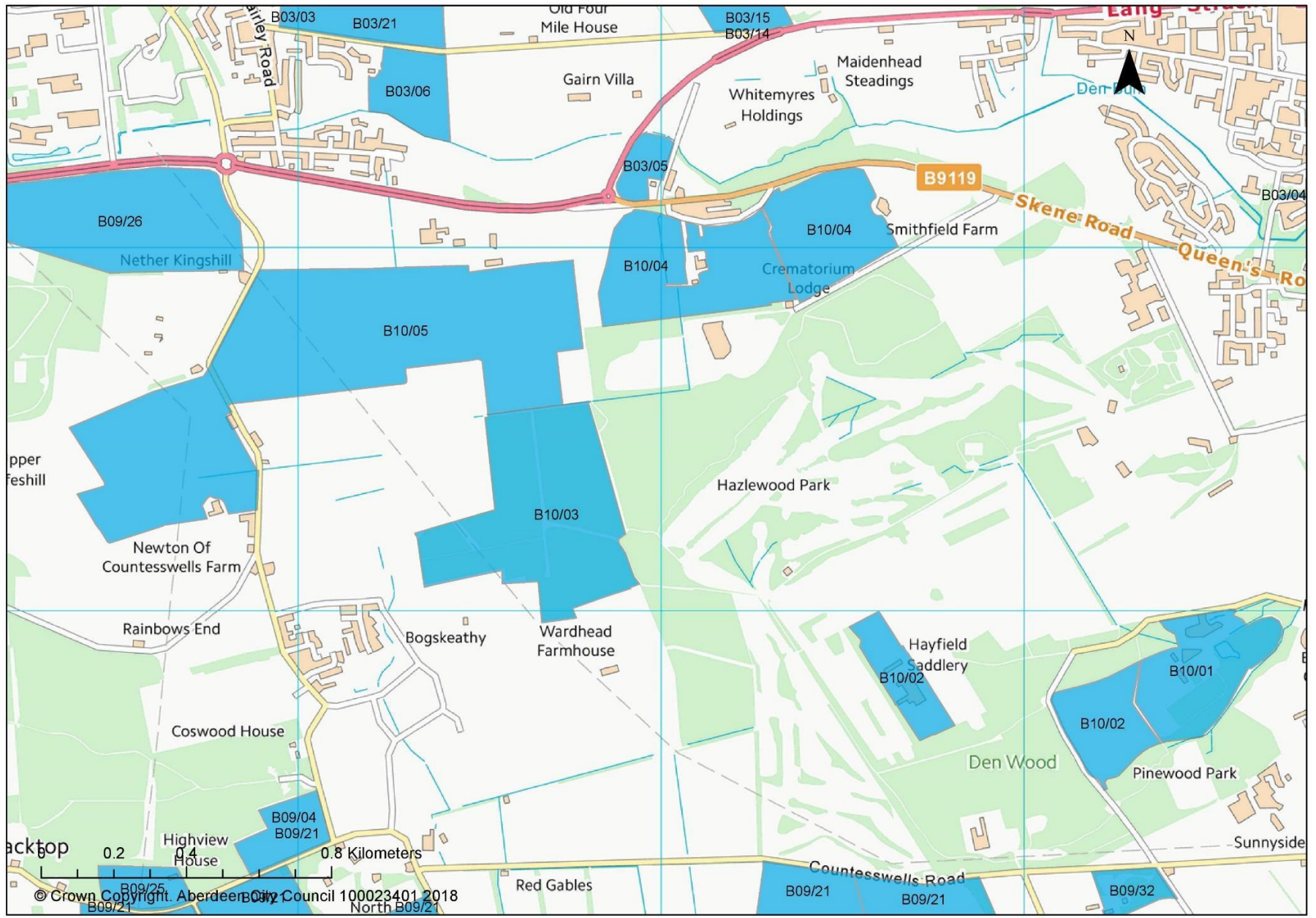
B1001 – Dobbies

B1003 – Land at Phase 1 North East Countesswells

B1004 – Jessiefield and Smithfield

B1005 – Bellfield Farm

B1007 - Hill of Rubislaw



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B1001 – Dobbies

49 or 100 Houses 9.1ha

++	+	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 have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	+
Can the option connect to the public foul sewer?		Connections available nearby.	GIS Scottish Water Layer	0	N/A	0

Site assessment question (click on links embedded in the text for 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>SEPA Flood Risk map identifies low, medium and high-risk areas of surface water flooding to the north and south of the site, associated with Hazeledene Road and West Burn of Rubislaw respectively. The majority of flood risk is associated with land outwith the site boundary. Two flooding incidents recorded within the site.</p>	<p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>	-	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>	-	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>It is considered that the proposal would likely result in the loss or disturbance of significant wildlife habitat or species. The majority of the site, with the exception of developed areas and associated areas of hardstanding, is designated Green Space Network in the ALDP 2017. The site is partially surrounded by the Den Wood, Hazlehead Local Nature Conservation Area (site no. 31), to the north, east and south, all of which is identified as Ancient Woodland (SNH). The majority of the site is associated with bat habitat/ activity (wooded features, woods near water and inland water). Four 'Priority Habitat' sites are identified within the site boundary. A number of species as listed on the UK BAP list of Priority Species can be found within and just outwith the site boundary, including Eurasian Red Squirrel (<i>Sciurus vulgaris</i>) and Dunnock (<i>Prunella modularis</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>Ecological Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>-</p>
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 						

Site assessment question (click on links embedded in the text 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>Direct access to bus network within between 400-800m from site. Closest bus stops are 600-800m to the east of the site on Countesswells Avenue and further afield on Queen's Road some 1.2km to the north-east. There is a limited range of available facilities within 800m of the site. The site sits just to the south of Hazehead Park and is surrounded by a well-connected network of Core Paths to the north, south and east. However, the site is c.1.7km to the east of Seafield Neighbourhood Centre and c.1.6km from the nearest medical facility (Airyhall Clinic), and over 1km to Hazlehead Primary and Hazlehead Academy. The site is very close to a network of paths for walking and/ or cycling with direct links to community and recreation facilities, but with limited connections to employment facilities.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>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>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	Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative	Submitted Bid Documents	-	New development should consider sustainable travel methods and	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Air Quality Management Area (AQMA)?		environmental impacts during and post construction.			sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	The site is zoned to Hazlehead Primary and Hazlehead Academy, with both forecasted to exceed capacity in 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions would 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 partially erode 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. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on predominantly brownfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Areas of potentially contaminated land identified within the site.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Development should provide opportunity to remedy condition of site in respect of contamination in line with Policy R2 – Degraded and Contaminated 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	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	Good shelter from northerly winds through topography and vegetation. Dense tree belt enclosing majority of the 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?	Unlikely to result in any significant road network/ accessibility issues.	Submitted Traffic Assessments	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. TS or TA will be required with planning application.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not	Landscape	Development would be relatively unobtrusive in the surrounding landscape as a result of both topography and enclosure afforded by tree cover and vegetation surrounding the site.	Landscape Character Assessment Existing LDP allocations for	0	Retain and enhance setting through careful design and landscaping.	0

Site assessment question (click on links embedded in the text 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?			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 ?		Likely loss or disturbance of significant number of linear and group features of woods, tree belts, hedges and stone walls. Tree stock within the site would be significantly reduced. Housing proposed adjacent to site boundaries (north, east and west) would likely be located within the Zone of Influence of adjacent trees bordering the site, and as a result likely to be subject to increased pressure for their future removal.	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	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 LDP policy.	
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Some loss or disturbance of archeological sites (Ref. NJ80SE0371 – Home Farm of Hazlehead).	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	LDP policy supports the in situ preservation of all archaeological sites. Careful siting/layout to avoid harmful impacts. Accessibility improvements to assets provided.	+
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing provision.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B1003 – Land at Phase 1 North East Countesswells

355 Houses 20.83ha

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

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

Site assessment question (click on links embedded in the text for 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 Risk map identifies pockets of low, medium and high-risk areas of surface water flooding to the northern corners of the site, presumably associated with a field drain running east-west along the sites northern boundary, eventually flowing into the Den Burn to the north of the A944 (pluvial and fluvial). Considered to present little risk of flooding to the site overall.	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>It is considered that the proposal would likely result in the loss or disturbance of significant wildlife habitat or species.</p> <p>The entirety of the site is designated Green Space Network. Development of the site would result in the loss of a significant number of established trees, which at present, cover the entirety of the site with the exception of the existing path network - the entirety of the site is associated with bat habitat/ activity (wooded features and woods near water). Further, the site is bordered to the east by Hazlehead Local Nature Conservation Area (site no. 30). Eight 'Priority Habitat' sites are identified within the site boundary. A significant number of designated species can be found within and just outwith the site boundary. Accordingly, it is considered that the proposal would likely result in significant loss or disturbance of wildlife habitat or species.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	--	<p>Ecological Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained.</p>	--
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning)	Climatic Factors	The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.	GIS Layers for bus routes/bus stops – shows	-	All new buildings must install low and zero carbon generating technologies to reduce the predicted	- +

Site assessment question (click on links embedded in the text 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>No direct access to bus network within 400-800m. Closest bus stops are 900m to the north-east of the site on Skene Road. However, Countesswells development may provide sustainable transport options in long term.</p> <p>There is a limited range of available facilities within 800m of the site. The site sits to the west of Hazehead Park and is surrounded by a relatively well-connected path network including Core Paths, offering accessibility to nearby recreational assets. However, the site is c.2.4km to the east of Rousay Drive District Centre and c.1.6km from the nearest medical facility (Woodend Hospital), 3.3km to Airyhall Primary and 1.7km to Hazlehead Academy, both providing interim provision until Countesswells Schools are operational.</p> <p>The site is very close to a network of paths for walking and/ or cycling with direct links to community and recreation facilities, but with limited connections to employment facilities.</p> <p>Core Path 57 splits the site from east to west. An 'Off-Road Recreational' route can be found within close proximity to the site.</p>	<p>you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>		<p>carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>		

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		There are significant employment opportunities within 1.6km of the site (Prime Four Business Park).					
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	The site is allocated to Countesswells, interim measures are in place until Countesswells Schools are built. Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy will be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0	

Site assessment question (click on links embedded in the text 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?		The proposal will have a significant negative affect on the quality and quantity of open space, including accessibility and connectivity.	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.	--
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 development may have a detrimental impact on existing core paths. Development could improve core paths though funding.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard core paths and rights of way and enhance links between paths.	- +
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Development 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	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	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					and not affect the quality of the soil. Re-use of soil in local area.	
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Potentially contaminated land.	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. 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	North facing site with little shelter from northerly winds through topography and vegetation.	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 design 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
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 subject to delivery of new access road.	Submitted Traffic Assessments	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. TS or TA will be required with planning application.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited transport options at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Development would intrude significantly into the surrounding landscape as a result of both topography and exposure, particularly when viewed from the north and west.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Retain and enhance setting through careful design and landscaping to limit visual 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?		Likely loss and disturbance of a significant number of linear and group features of woods, tree belts, hedges and stone walls. Tree stock within the site would be significantly reduced. Housing proposed adjacent to site boundaries (north, east and west) would likely be located within the Zone of Influence of adjacent trees bordering the site, and as a result likely to be subject to increased pressure for their future removal.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	--	Replacement planting, siting and careful 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 storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy.	0

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

B1004 – Jessiefield and Smithfield

c.200 Houses & Leisure 24.45ha

++	+	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
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>Possibility of release of waterborne pollution into the open watercourse running from north to south towards the west of the site.</p> <p>New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA</p>	<p>OS Map GIS Hydrogeology Maps</p>	-	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in</p>	+

Site assessment question (click on links embedded in the text 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?		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	There is flooding to the west of the site, which runs north to south across the whole site, along with route of an open water course. 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	-	Flood Risk Assessment may be required. 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,	Bio flora and fauna	Across Skene Road to the north, is the Den of Maidenraig Local Nature Conservation Site. To the south, across	GIS Layers for Priority Habitats	-	Due regard must be given to Green Space Network Policy when	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>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>the cemetery entrance road is Hazlehead Park. The areas of Hazlehead Park abutting the site is designated Ancient Woodland and priority habitat. The eastern most field within the site is all designated green space network. Red Squirrels have been seen onsite.</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>planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>		
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential and leisure and recreation uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of bus stops however local facilities are at least 1.6km away. For the proposed residential use, although the site is close to bus stops, the development is likely to result in additional vehicular movements and increase traffic into the</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below</p>	<p>-</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		built-up area. This will have a long term negative impact on climatic factors through emissions.	Submitted Bid Documents		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	The site is allocated to Hazlehead Primary School and Hazlehead Academy – both will be over capacity by 2021. A medical practice is available at Kingswells – 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
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 and possible additions to core paths.	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. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	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 will be provided some protection due to existing vegetation on to the north. It is north facing and has a very gentle 1 in 25 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.	0
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	There is a track from Skene Road (main road). The track would not be able to accommodate the traffic from 200 houses and a leisure/recreation use. Construction of further access roads to serve the development would be required.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel Plan/Assessment may be required during the planning application process.	- +
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Local facilities in Kingswells are 2km away, A supermarket is 1.6km away. There are bus stops within 400m of the site.	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 <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>There are stone dyke field boundaries on site that may be disturbed by development. Development on the north of the site would be unobtrusive due to existing residential development and vegetation off site. Beyond this development will slightly intrude in the landscape when viewed from the A944 and from the crematorium and cemetery. This land will serve to separate the developing communities at Maidencraig and Countesswells. Development will be unrelated to existing settlement.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	--		--
Material Assets <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 LDP policy.	0		
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 								
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	<p>Development would provide private and affordable housing which will meet local population needs. The leisure and recreation uses would improve health and wellbeing of the population.</p> <p>The site is an opportunity site with granted planning permission for a phased cemetery development. This is in use and will be required. Further cemetery ground will be required if this is lost.</p>	Submitted Bid Documents	+	-	<p>Developer contributions may be required as appropriate for environmental improvements and affordable housing.</p>	+	-

B1005 – Bellfield Farm

1000 Houses 53ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	. New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	- +
Can the option connect to the public foul sewer?		Connections 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	No impediments to public/private water supplies.	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>SEPA flood maps show areas of surface water flooding on the northern, western, southern boundaries. These, on the whole, relate to watercourse surrounding 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>Immediately to the east and south are areas of priority habitat for tree and plant species. Protected species may be an issue on site. Red squirrel and skylarks have been noted on site, and bats have been noted within 100 metres of the site.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p>	-	<p>Ecological Survey will be required at planning application stage.</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	
<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 provision of 1,000 homes on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is 550m from bus stops however local facilities are at least 1.6km away. For the proposed residential use, although the site is not too distant from bus stops, the development is likely to result in additional vehicular movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions.</p> <p>The development would be connected to nearby Countesswells development (opportunity site under construction) which is subject to local facilities.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>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. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Primary School allocations are to Countesswells Primary, which is yet to be built, the interim school is Airyhall Primary – this is due to be over capacity by 2024. Secondary School allocations are to Countesswells Academy, which is yet to be built, the interim school is Hazlehead Academy – this is due to be over capacity by 2021.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		A medical practice is available at Kingswells, 1.6km from the site.				
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	+		+
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 commencement will be within the LDP timeframe however the completion would go beyond 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	East facing site. The northern section of the site forms a plateau, while the western edge is hill slope. The southern section of the site will be protected due to topography. The west end of the site is steeper than the rest of the site, but it is less than 1 in 12 gradient. The northern part of the site rises gently to form a plateau, while the southern section dips.	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 design policies.	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	There is a main road that goes through the site. However, construction of further access roads to serve the development would be required. Nearby Countesswells development is the subject of major new junctions and road improvements, and the capacity of these to accommodate the proposed development will be considered in greater detail.	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	Local facilities in Kingswells are 1.6km away. There nearest bus stop is 550m away. The development would be connected to nearby Countesswells development (opportunity site still under construction) which is subject to local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	LDP Policy requires development to provide access to 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	<p>Each field boundary comprises a stone dyke and post and wire fence. There will likely be significant loss or damage to these features.</p> <p>Development would intrude within the landscape. Development to the west will be on hill slope, and development on northern parts of the site will be on the plateau. Therefore, development will be visible within the surrounding area. It occupies land which serves to separate Kingswells from Countesswells, thus maintaining their landscape setting and separate identities. This is an important green belt function.</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. 						
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 LDP policy.	
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	There are historic buildings offsite (Bellfield Farm and West Middlefield Farm to the north, Longside Farmhouse to the south west, and documentary evidence of Mayfield Farmstead to the south). Archeological investigations have been carried out over the majority of the site. There may be some loss or disturbance to built and cultural elements.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect any historical/architectural features as per the historical environment LDP Policy and national legislation.	+
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and 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.	+

B1007 Hill of Rubislaw

B2 to H2 - 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><u>Water</u></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</p>		<p>Brownfield Site – connections in</p>	<p>GIS Scottish</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
connect to the public foul sewer?		place	Water Layer			
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	Not applicable	OS Map GIS Scottish Water Layer	0		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>High risk of river flooding along the Burn of Rubislaw which runs along the northern part of the area. There are also pockets of surface water flooding indicated around some of the buildings and in car parks.</p> <p>Redevelopment 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> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</p>						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>Rubislaw Burn in the northern part of the site is a Local Nature Conservation Site as is Rubislaw Quarry which lies immediately to the south of the area. Both these areas are Green Space Network as is a pond and group of trees on the north east corner of the area. Around half the area is potential bat habitat.</p> <p>Much of the site is already developed however, and it may be possible to enhance connections and existing habitats.</p> <p>32 - Rubislaw - Burn passes through tall grassland, broadleaved woodland and amenity grassland as well as residential and built up areas, disappearing underground in places. 70 - Rubislaw Quarry - Very deep former quarry filled in with water. Protected species 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>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>	- style="background-color: lightgreen;">+
<p><u>Climate Change Mitigation</u></p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
What is the site overall impact in terms of carbon emissions (using	Climatic Factors	Redevelopment of the brownfield site will lead to increase of energy-use and consumption, transport movement and waste. It	GIS Layers for bus routes/bus stops –	-	All new buildings must install low and zero carbon generating	- style="background-color: lightgreen;">+

Site assessment question (click on links embedded in the text 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 - Spatial Planning Assessment of Climate Emissions)?		<p>may also result in the more energy efficient systems, material and technologies being use than are on site at present.</p> <p>The site is well connected in terms of bus access</p>	<p>shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>		<p>technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	
<p><u>Air Quality</u> Limit or reduce the emissions of pollutants.</p>						
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		<p>This is an existing brownfield site comprising large office developments so it is unlikely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	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	+

Site assessment question (click on links embedded in the text 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 negative impact on air quality.	
<p>Service Infrastructure Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety.</p>						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	If housing is proposed, Hazlehead Academy is at capacity and will remain so for the next few years. Hazlehead Primary has some limited capacity, but that was prior to the flats at Rubislaw Quarry being granted permission. Schooling is not an issue if non-housing uses are proposed.	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?		Existing connections along the Burn of Rubislaw could be enhanced.	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 Policy NE2.	+
To what extent will the proposal affect core path links or other key access		Core Path 27 Den of Maidencraig to Anderson Drive goes through the area along the Burn of Rubislaw.	GIS Layer on Core Paths/Cycle Lanes	0	Development will be required to safeguard core paths and rights	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
networks such as cycle paths, coastal paths and rights of way?					of way and enhance links between paths.	
Soils Reduce contamination, safeguard soil quantity and quality.						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield Site	Site Visit Submitted Bid Documents	0		0
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Two potentially contaminated areas that had former works on them, although these have been developed	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	0	Measures should be in place to ensure that possible contamination on site and from construction will be properly remediated and not affect the quality of the soil.	+
Deliverability/Sustainability Constraints Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights.						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas	Material assets	Development is expected to be delivered within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas	+		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
pipelines etc.			pipelines, Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors		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?	Good access via Anderson 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	Good access to some, but not all facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	Proposals would need to demonstrate adequate linkages with services and facilities in the area to satisfy Policy T2.	+
Landscape Designated Sites Maintain and support landscape character and local distinctiveness.						
Non-designated landscape features	Landscape	Brownfield site, although it is in a prominent location.	Landscape Character	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
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?			Assessment Existing LDP allocations for Greenbelt and GSN Site Visit			
<u>Material Assets</u> 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	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	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
operation?			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
<p><u>Cultural Heritage</u> Promote protect and, where appropriate, enhance the historic environment.</p>						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)		GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	0		0
<p><u>Population</u> Promote economic growth, social inclusion, environmental improvement, health and safety.</p>						

Site assessment question (click on links embedded in the text 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 site is already is office use and the benefits or otherwise of future development is uncertain.	Submitted Bid Documents	0	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	0

Appendix 8.10 Undesirable Sites: Ward 11 – Airyhall/Broomhill/Garthdee

B1101 – Land at Garthdee Road

B1101 – Land at Garthdee Road

c.65 Houses 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 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>Some isolated areas of surface water flood risk in the immediate area. This is not expected to bring any problems.</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>Site is zoned as part of the Green Belt nut is located within a predominantly residential area surrounded by built environment. Impact on biodiversity expected to be localised, wider impact expected to be limited.</p>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map	-	Habitat enhancements may reduce residual impact on habitat/species.	- +

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

Site assessment question (click on links embedded in the text 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. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Both Kaimhill Primary School and Harlaw Academy are over-capacity in current school roll forecasts.	GIS Layer for School Catchments Aberdeen School Roll Capacity	--	Developer contributions may be required (as appropriate) to mitigate deficiencies in education capacity.	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
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 serves as part of the Green Belt. It is used as an informal recreation space.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	-	Sufficient open space provision for the proposed development will be required, as per the Open Space Policy in the LDP (NE2).	- +
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal will include some 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. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe.	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 a slight slope (5m level change) going west to east. Adequate shelter from surrounding residential development.	Submitted Bid Documents Aerial Map Site Visit	+	N/A	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is adjacent to Auchinyell and Garthdee Road – both roads are capable of accommodating traffic generated from the development.	Submitted Traffic Assessments	0	Travel Plan/ Transport Statement or 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	Garthdee retail park located less than one mile to the east. Inchgarth Community Centre and Kaimhill School within walking distance to the east. Bus stops adjacent to site boundary.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Site is located within the Pitfodels Conservation Area but is located between two recent housing developments (east and west).	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect and preserve the character of the Conservation 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
<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.	+

Appendix 8.11 Undesirable Sites: Ward 12 – Torry/Ferryhill

B1201 – Crombie Road Rezoning

B1202 – Harbour City, North Dee Quarter

B1203 – Former Torry Nursery Oscar Road B1204

- South Harbour Part 1

B1205 - City Centre Retail Core

B1201 – Crombie Road Rezoning

Mixed Use 1ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA	OS Map GIS Hydrogeology Maps	-	There will be a policy requiring all new development to install water-saving technologies.	- +
Can the option connect to the public foul sewer?		Connections already in place.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections already in place.	OS Map GIS Scottish Water Layer	0	N/A	0

Site assessment question (click on links embedded in the text for 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>Some isolated areas of surface water flood risk in the immediate area. This is not expected to bring any problems.</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>	+	Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.	+
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p>	Bio flora and fauna	<p>Designated species - Woodcock, Redwing and Song Thrush recorded within 100m of 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>	-	Habitat enhancements may reduce residual impact on habitat/species.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal affect protected species? – e.g. bats, otters, etc.						
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 mixed 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 shopping facilities. For the proposed mixed uses, 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 vehicular 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>	0
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	Both Walker Road Primary School and Lochside Academy have capacity in the short and long term.	GIS Layer for School Catchments Aberdeen School Roll Capacity	0	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	0
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 Visit Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of brownfield land by	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.			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 potential contamination at Crombie Torry Saw Mills and Crombie Warehouse.	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	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	Flat site in a built-up area with adequate shelter from northerly winds.	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?			Aerial Map Site Visit			
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site has sufficient vehicular opportunities.	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	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	+
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	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	Material 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 LDP policy.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposed mixed uses will provide regeneration opportunities in the area. This will have a positive impact on economic growth and the local population's health and wellbeing.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B1202 – Harbour City, North Dee Quarter

1200 Houses, Employment & Retail 10.6ha

++	+	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	River Dee ('bad condition' status in 2014 as per SRBMP) is located west of the site. Although the site is separated from the River Dee by a major road (North Esplanade West). Development has the potential to increase surface water run-off through provision of hardstanding/ soil compaction. This can either worsen or limit efforts to improve the overall condition of the River Dee.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Drainage Impact Assessment would be required to be submitted with planning application with provision for SUDS made where appropriate.	+
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse)?		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA See above re. impact on water environment.	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?		Existing connections in place.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Existing connections in place.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Site shows high flood risk from River Dee. 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>River Dee is a SAC, Local Nature Conservation Site and forms part of the Green Space Network.</p> <p>Woodcock, Common Seal, Common Goldeneye recorded within 100m of site boundary. Pink-footed Goose, and Designated Species (Herring Gull, Eider, Kestrel and Redshank) recorded within site boundary. 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>Ecological Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p> <p>Habitats Regulation Appraisal may be required to determine the impact on the River Dee SAC.</p>	-
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning)	Climatic Factors	The provision of mixed uses on site (with an emphasis on residential development) will lead to increase of energy-use and	GIS Layers for bus routes/bus stops – shows	--	All new buildings must install low and zero 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	
Assessment of Climate Emissions)?		<p>consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and shopping facilities. For the proposed mixed uses, 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>you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>		<p>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 Local Air Quality Management thresholds being breached in Aberdeen's existing Air Quality Management Areas?	Air	The northeast of the site is bound by Market Street, one of the Air Quality Management Areas. Development is likely to result in an increase of emissions during construction. However, because it is located close to the city centre, it is envisaged that prospective users will use sustainable methods of transport to arrive to the site.	Air Quality Action Plan Submitted Bid Documents	-	Air Quality Assessment will be required as part of the planning application.	-	+
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	Submitted Bid Documents	-	New development must consider sustainable travel methods and	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		environmental impacts during and post construction.			sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Ferryhill Primary School is within capacity both in the short and long term, however Harlaw Academy is overcapacity. A medical practice is available in Ferryhill and in the city centre.	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?		Site is bounded to the east by the green space network. However, it is going to have a limited impact on this. Proposal would have opportunities to enhance 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 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.	Submitted Bid Documents		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 potential contamination at various industrial units within the site.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? 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	Flat site in a built-up area with adequate shelter from northerly winds. Mostly southeast facing, overlooking the River Dee.	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 has sufficient vehicular opportunities.	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 proximity to the city centre core and is next to the main shopping mall. The bus station bounds the site to the northwest.	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	Landscape	Site is located in the built-up area at the harbour. One of the main features of the landscape is the river itself. The area is presently mix of modern office and commercial development and traditional industrial/ warehouse units. The River Dee has some landscaping at its banks. The bid proposes mixed-use development of which is currently present in this area and across the wider City Centre. Site is well	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
boundaries, existing townscape and character of surrounding area?		connected to the City Centre and harbour. It has prime road frontage onto N Esplanade W which is a key route into the City Centre from the south. Development would not have a significant negative impact on the landscape.				
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	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	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 LDP policy R5.	
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	<p>C-Listed buildings; 11 & 12 Russell Road, Old Ford Road, North Esplanade West, Palmerston Road, 6A Raik Road, 182 Market Street.</p> <p>B-Listed buildings; 244 Market Street, 1 North Esplanade West.</p> <p>Railway Arches & Viaduct located to the west of the site area are also B-listed.</p>	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	--	Development will be required to respect and preserve/enhance the listed buildings/features as per LDP Policy and national legislation.	-
To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	Proposal will include reuse of some of the existing buildings on site. Their reuse will encourage more people to visit this part of the city.	Submitted Bid Documents	+	N/A	+
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal is for both private and affordable residential development, and mixed uses such. These will have a positive impact on economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements or affordable housing.	+
Human Health <ul style="list-style-type: none"> Protect and enhance human health. 						
Protect and enhance human health.	Human health and air quality	Proposal includes residential development, some of which is located next to Market Street, an Air Quality Management Area.	Submitted Bid Documents	--	Air Quality Assessment will be required as part of the planning application.	-

B1203 – Former Torry Nursery, Oscar Road

Health Care Facility 0.53ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)		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.	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			
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	House Sparrow has been recorded within 100m of site boundary. Unlikely to be any significant impacts.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map Site Visit	+	Habitat enhancements may reduce residual impact on habitat/species.	+
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The intensification of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop and 800m of shopping facilities. For the proposed healthcare 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>	+
<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 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.	
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	Development will be delivered within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Flat site that is mostly southeast facing. Surrounded by hedges and vegetation. Has adequate 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 sufficient vehicular opportunities.	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	Local facilities and Bus stop is within 400m of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	Brownfield site is already well-connected to suitable infrastructure (social, water-delivery, sewerage, energy, tele-communication).	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 LDP policy.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal will provide a healthcare centre that is central to the wellbeing of the local population.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B1204 South Harbour Part 1

Harbour Related Use 182.47ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Water</p> <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option result in a change of status of a water body or significantly affect a designated water body as identified in the Scotland River Basin Management Plan?	Water	Proposal is within the vicinity of East Tullos Burn which faces existing pollution pressure from the Tullos Industrial Estate.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ OS Map GIS Hydrogeology Maps GIS Raster Aerial Photos	-	Appropriate measures for protection of East Tullos Burn are required.	+
Could the option have a direct impact on the water environment			OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels 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
(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. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.			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 available nearby.	GIS Scottish Water Layer	0	Capacity and connection information will be required at planning application.	0
Does the option avoid impact on Groundwater Dependent	Water and Biodiversity, Fauna and Flora	No wetland / boggy are on site but the East Tullos Wetland is present immediately offsite.	OS Map GIS Hydrogeology Maps	-	Appropriate measures for protection of East	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?					Tullos Wetland are required.	
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Surface water flooding is present on part of the site, and offsite. Coastal flooding is present offsite the east.	GIS Layers for Flood Risk Submitted Bid Documents	--	Flood Risk Assessment and 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>Balnasagk to Cove Local Nature Conservation Site is located across much of the site</p> <p>SSSI geological is located immediate offsite</p> <p>Green Space Network covers all of the site.</p> <p>A large number of designated species are recorded for the site, including but not limited to: Snipe, Woodcock, Eider, Curlew, Skylark, Kestrel, and locally important species, Oysterplant.</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 required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p>	<p>--</p>

Site assessment question (click on links embedded in the text 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 local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		SSSI is immediately offsite at Nigg Bay. Notable feature is quaternary geology and geomorphology.	GIS Layers for LNCs, SSSIs	-	Policy protects, preserve and enhances natural heritage. Development must to avoid direct or indirect impacts on SSSI	-	+
<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	Development will lead to an increase of uses on site and 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 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%	-	

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					negative impact on 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	Development could be located in close proximity to the Nigg Waste Water Treatment Plant Sewage.	Submitted Bid Documents	-	SEPA regulate the site. Harbour related activities would not be sensitive uses.	0
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	Potential to have significant negative impact on the designated Green Space Network through direct loss and / or fragmentation as a result of development	GIS Layer on Green Space Network (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. Green Space Network required to be protected, promoted and enhanced as per 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	
To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?		Potential to have significant negative impact on Core Path 78, and informal path networks in the area.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard core paths and rights of way and enhance links between paths. Contributions may be required towards core paths.	-	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
Is the option on greenfield or brownfield land?	Material Assets and Soils	<p>Majority of the site has temporary planning consent for construction, storage and a visitor centre relating to the new harbour development. Conditions dictate the sites have to be return to previous condition after planning consent has lapsed.</p> <p>Short term adverse effects on soil. Possible soil contamination during construction. In the long term soil compaction will occur.</p>	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. Reuse of soil in the 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?		No contamination on site; areas of potential contamination are located offsite. Harbour related uses may lead to contamination.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.	- +
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	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	Climatic factors	Majority of the site is south, or east facing. Areas are located on	Submitted Bid Documents Aerial Map	-	Development will be encouraged to be sited and	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
the site protected from prevailing winds?		exposed headlands of Girdlenss and Gregness.	Site Visit		orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per LDP design policies.	
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Upgrades to access roads may 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	Community facilities are located more than 1.5 kilometers from the site. Part of the site is located over 1 kilometre from a bus stop.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Travel Assessment/Travel Plan will be required as part of the planning application.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<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>Development will have a significant impact on landscape. The coast and cliffs are distinctive and defining features of Aberdeen.</p> <p>The site is zoned as Green Belt and areas are Undeveloped Coast.</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
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 structures on site are temporary. Anticipate these would be removed for more permanent structures.	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	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the	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	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?					appropriate, as per LDP policy.	
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Scheduled monument (St. Fitticks Church) and Category A listed buildings at Girdleness Lighting are located immediately offsite. Historic Environment Record indicates hits on and offsite.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	--	Setting and design will assist in mitigating negative impacts	-
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development may have a positive impact on the Aberdeen economy.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B1205 – City Centre Retail Core

VC4 to H2 31.7ha

++	+	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> <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>SEPA maps indicate that there are small areas of high risk, and more significant areas of medium and low risk surface water flooding throughout the City Centre Retail Core. There are areas of medium and low river flooding running across the Retail Core.</p> <p>A proposal to reduce the size of the retail core and replace the western end of it to mixed use designation will be unlikely to affect flooding in a positive or negative way.</p>	<p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>	0	<p>Drainage Impact Assessments will be required to be submitted with planning application, with provision for SUDS made where appropriate.</p>	0
<p><u>Biodiversity, Flora and Fauna</u></p> <p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed.</p>						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>NESBREC data shows that Common Swifts have been observed within and outwith the site.</p> <p>Union Terrace Gardens and the Kirkyard of St. Nicholas provide the main areas of open space abutting the Retail Core.</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> <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>There are a significant number of bus routes along Union Street in particular. The city centre location is central to a number of facilities and services. The city centre is an employment centre of itself.</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>	-	+

Site assessment question (click on links embedded in the text 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 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	Union Street is an Air Quality Management Area. Changing the designation of the area to the north of this from Retail Core to Mixed Use is not likely to have any significant effect upon current thresholds.	Air Quality Action Plan Submitted Bid Documents	-		-
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 -	Population and	The proposal is unlikely to have an effect	GIS Layer for	0	Developer	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Secondary School Catchment Area/ Primary school catchment area. Health provision.</p>	human health or material assets	<p>upon the provision of housing units within the area of the City Centre Retail Core it is proposed to change to mixed use. The City Centre Living policy</p> <p>With regards the area with which it is proposed to change from City Centre Retail Core, these are zoned to Gilcomstoun Primary School and Aberdeen Grammar.</p> <p>Gilcomstoun is forecast to have capacity of 104% in 2022 and 96% by 2026.</p> <p>Aberdeen Grammar is forecast to have capacity of 99% in 2022 and 107% by 2026.</p>	<p>School Catchments Aberdeen School Roll Capacity</p>		contributions may be required as appropriate to mitigate deficiencies in education capacity.	
<p>Deliverability/Sustainability Constraints Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights.</p>						
<p>Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.</p>	Material assets	It is likely that the proposal will be delivered within the LDP timeframe.	<p>Submitted Bid Documents GIS Layers for gas networks, gas pipelines, 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	The western area of the current Retail Core along Union Street which it is proposed to change to a mixed use designation is relatively flat, very gently sloped and built out predominantly with historic buildings which are 3 or more storey in height. It is currently quite sheltered.	<p>Submitted Bid Documents Aerial Map 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.	+

Site assessment question (click on links embedded in the text 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?	Unlikely to result in any significant road network/ accessibility issues.	Submitted Traffic Assessments	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Most central location in the city therefore 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	+		+
<u>Landscape Designated Sites</u> Maintain and support landscape character and local distinctiveness.						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	Proposal set within an established urban context which includes a mixture of uses. The proposal to change the western area of the Retail Core to mixed use designation would not in itself be likely to have significant implications for the townscape and potential scale of development.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit			+
<u>Material Assets</u> Minimise waste.						
Will the option minimise demand on primary resources e.g. does the	Material Assets	The area relating to the proposed change of designation is already built out, primarily with a number of historic	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
development re-use an existing structure or recycle or recover existing on-site materials / resources?		buildings.	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.	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)	<p>The western end of the Retail Core which it is proposed to change to a mixed use designation includes a number of category A, B and C listed buildings which front King Street. The area is also within the Union Street Conservation Area.</p> <p>The proposal would have little in the way of implications for built heritage as proposals would remain subject to the relevant policies ensuring historic qualities are protected or enhanced.</p>	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	+		+

Site assessment question (click on links embedded in the text for 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 Promote economic growth, social inclusion, environmental improvement, health and safety.</p>						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	It is unknown precisely what mix of uses would be proposed at this time. The representee aims to see the cities Retail Core concentrated and consolidated.	Submitted Bid Documents	0	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	0

Appendix 8.12 Undesirable Sites: Ward 13 – Kincorth/Loirston

- B1301 – Blackhills of Cairnrobin
- B1302 – Loirston (OP59)
- B1303 – Charleston
- B1304 – Craighill Loirston
- B1305 – Land at Peterseat Drive
- B1306 – Part of OP60
- B1307 – Mains of Charleston – Withdrawn
- B1309 – Rigifa Area 1
- B1310 – Rigifa Farm
- B1311 – Rigifa Area 3
- B1312 – Wellington Road East
- B1313 – Heathvale
- B1314 – Leggart Brae
- B1315 – Wellington Road Rezoning
- B1316 – Land at Mains of Charleston
- B1317 – South Harbour Part 2
- B1318 – South Harbour Part 3
- B1319 – South Harbour Part 4
- B1320 - Site SE of A956 and Hareness Road
- B1321 - City Park 2 and 3 Hareness Road
- B1322 – Wellington Circle

B1301 – Blackhills of Cairnrobin

Employment 7.94ha

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

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0
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 site is currently arable farmland. On our site visit on the 18th July 2018, the site appeared to be quite marshy and previous site visits (2013) have revealed a significant area of standing water near the middle of the site, the appearance of which suggested that it is a long-term problem.	OS Map GIS Hydrogeology Maps	-	Careful design and siting of development and incorporate SUDS.	- +
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections are possible.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	According to the SEPA Indicative Flood Risk Map, the centre of the site has a slight chance of flooding, however there have been no flooding incidents recorded on site. The Blackhill Burn runs along the western boundary of the site, the northern part of this Burn is prone to flooding so hard development would need to avoid this area. 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						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 							
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	Bio flora and fauna	<p>The land appears largely devoid of any woodland or tree cover however there may be species present natural to farmland. Green Space Network sits just outside the northern boundary of the site. A small pocket in the very north of the site is identified as an area of potential bat habitat. There have been some locally designated birds recorded on site which include Whooper Swan and Ruff.</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 Survey will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>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)	Climatic Factors	<p>The provision of business/industrial uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p>	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 400m of bus stops however local facilities are at least 1.7km away. For the proposed use, although the site is close to bus stops, the development is likely to result in additional vehicular movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions.	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 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
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	Quarry Blasting ongoing at Blackhills Quarry which shares its western border with this site.	Submitted Bid Documents	-	Proposal will include 2.5 hectares of landscaping buffer zone between the site and Blackhills Quarry.	+
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 will include 2.5 hectares of landscaping buffer zone between the site and Rigifa Farm and Blackhills Quarry.	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. 						

Site assessment question (click on links embedded in the text 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.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+	
<p>Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?</p>	Climatic factors	The site is an open field with only limited protection from northerly winds. It is a flat site, mostly east 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 design policies.	+	
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Cove Road to the east of the site is able to accommodate traffic from business uses. Construction of further access roads to serve the development would be required.	Submitted Traffic Assessments	-	+	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Travel Plan/Assessment may be required during the planning application process.</p>	+

Site assessment question (click on links embedded in the text 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	Bus stops are available within 400m. Local facilities are 1.7km from 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. 						
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 mainly classed as open farmland, with the south western corner identified as urban land. There would be no loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls present. Development would intrude slightly into the surrounding landscape. Although the site is quite open and exposed it is felt that development will only slightly intrude in to the surrounding landscape due to the amount of quarrying in the area and development of other industrial and business uses to the north west of the site (Gateway Business Park).	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 LDP policy.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Business/Industrial uses will offer employment opportunities and lead to economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B1302 – Loirston

Mixed Use 82ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)		New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	+
Can the option connect to the public foul sewer?		Connections 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>Limited surface flooding on the site. Loirston Loch is located to the south within the site.</p> <p>Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.</p>	GIS Layers for Flood Risk 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>Loirston Loch is a Local Nature Conservation Site, and Kincorth Hill (LNCS/ LNR) to the north.</p> <p>Bats have been recorded on site. Protected Species may be an issue. Due to the site's status as LNCS/LNR, a large number of bird species have been recorded on the site. Various integrated habitat systems also recorded.</p> <p>Site is also part of the green space network.</p>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map	-	Ecological Survey will be required at planning application stage. Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links	+

Site assessment question (click on links embedded in the text for 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>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>Site is within 800m of shopping and recreation areas and there are bus stops within 400m. Although the site is in relatively good proximity to local facilities, given the proposed mixed uses, it is likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>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. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Loirston Primary School and Lochside Academy both have capacity in the short and long term.	GIS Layer for School Catchments Aberdeen School Roll Capacity	+	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		Loss of some open space as part of the development, especially the area closer to Loirston Loch which contains part of a core path.	GIS Layer on Green Space Network (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.	-
To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?		There is a core path running through the site close to Loirston Loch which may be affected because of the development.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard core paths and rights of way and enhance links between paths.	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Most of the site is greenfield land with the exception of some farmhouses. In both cases, there would be short term adverse effects on soil. Possible soil contamination during construction. However, redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.	Site Visit 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	+

Site assessment question (click on links embedded in the text 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.			
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Some isolated areas of potential contamination; Kincorth Old Quarries/ Wellington Rd Industrial Estate.	GIS Layers for contamination, Historic Land-use, Landscape Character 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 commence within the LDP timeframe. Completion may be after 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	Large site, mainly north/west facing and flat with gentle undulations.	Submitted Bid Documents Aerial Map	0	Development will be encouraged to be sited and orientated so as to maximise the benefit	0		

Site assessment question (click on links embedded in the text 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		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?	Construction of further access roads would be required to serve the development. At present can be taken from Wellington Road and Redmoss Road. These roads are unlikely to cope with traffic generated from the development.	Submitted Traffic Assessments	--	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Travel Plan/Assessment may be required during the planning application process.</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 400m of a bus stop and is within 800m of local facilities. It is also less than 1km from employment areas.	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</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</p>	Landscape	<p>Predominantly Industrial area with employment uses adjacent. Site sits behind Business Park and south of Kincorth & Nigg settlement areas. Located close to main road network (A956) and open/green spaces.</p> <p>Site is a Prime Landscape Area (Loriston Loch/Hill). Site falls in the Kincorth Hill and</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p>	-		-

Site assessment question (click on links embedded in the text 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?		Leggart Landscape Character Areas . However, development would not be out of keeping with surrounding uses.	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 LDP policy.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposed range of uses would introduce housing (both private and affordable), employment and recreation facilities to meet local needs. It would also boost economic growth.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

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

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0
Does the option avoid impact on Groundwater Dependent Terrestrial Ecosystems (GWDTEs) i.e. are there any wetlands and boggy areas on the site?	Water and Biodiversity, Fauna and Flora	Small pockets of poor drainage on site.	OS Map GIS Hydrogeology Maps	-	Careful design and siting of development and incorporate SUDS.	+
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections are possible.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	The SEPA flood maps show a risk of flooding along the length of an open water course, running north to south at the middle of the site. There are areas of flooding in the eastern fields. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk 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>Green space network runs along the eastern boundary to mid-way point along the site.</p> <p>Dunnoek recorded within 100m of site, Herring Gull and Black-headed Gull recorded within site boundary.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>	-	+
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of business/industrial uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of bus stops however local facilities are at least 1.6km away. For</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	
		the proposed use, although the site is close to bus stops, the development is likely to result in additional vehicular movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions.	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.	-	+
Will the option lead to a sensitive use being located close to a site regulated for emissions to air by SEPA?	Air and Human Health	South of the site is Croft-Moss Landfill. However, it is no longer in operation.	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	Most of the site is on greenfield land. There are several cottages and farmsteads on site. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit 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?		Potential contamination to the south of the site from Moss-side Croft Landfill.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Proposal's expected completion will be within the LDP timeframe. There are pylons across north of the site.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	-	Careful siting and design of development.	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Little shelter on-site; some AWPR bunds to north-west and some roadside planting but generally open site. The site is north east facing. The site is very flat. There is a slight rise to the west.	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 design policies.	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Wellington Road to the east of the site is able to accommodate traffic from business uses. Construction of further access roads to serve the development would be required.	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	Bus stops are available within 400m. Local facilities are 1.6km from the site. The proposal will provide additional employment land with the impetus of attracting facilities.	GIS Layer for bus stops/bus routes	-		-

Site assessment question (click on links embedded in the text 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	There are consumption dykes on site. These are more prevalent in the northern half of the site. Development will impact on the existing landscape along this gateway route. The development will be partially related to development at the Gateway Business Park at the south.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Careful siting and design of development to avoid any impact on consumption dykes. Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	+
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	9 consumption dykes and 2 standing structures on site. 2 further structures are recorded in documentary evidence.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	--	Development will be required to respect and preserve/enhance the historic features as per LDP Policy and national legislation.	-
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental	Population	Business/Industrial uses will offer employment opportunities and lead to economic growth.	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 mitigatio n	Mitigation if appropriate?	Scoring – post mitigation
improvement, health and safety.					environmental improvements.	

B1304 – Craighill, Loirston

30 Houses 1.6ha

++	+	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>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R6.</p>	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections are possible.	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</p>	Bio flora and fauna	<p>Site located within Green Space Network. Site is located within (but not part of) Kincorth Hill LNCS / LNR. Japanese Knotwood recorded within 100m of site boundary.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Due regard will be given to Green Space Network Policy 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	
species? – e.g. bats, otters, etc.							
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The intensification of uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 800m of bus stops however local facilities are at least 1.6km away. For the proposed use, the development is likely to result in additional vehicular movements and increase traffic into the built-up area. This will have a long term negative impact on climatic factors through emissions.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>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>	-	+
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	Submitted Bid Documents	-	New development should consider sustainable travel methods and	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		environmental impacts during and post construction.			sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	
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	Abbotswell Primary School and Lochside Academy both have capacity in the short and long term. Cove Bay Health Centre around 1km north.	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?		Loss of green space as site is located within (but not part of) Kincorth Hill LNCS/LNR.	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
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 may be some impact on the core path that bounds the site to the south.	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?		The site area is 1.6ha and there would be an expectation to include increased level of open space. The 1.4 ha remaining provides a density of 21 dwellings per hectare which is in accordance with the densities proposed for the surrounding development framework and allows for increase open space provision.	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 <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	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	Woodland/shrubs on both sides of site gives shelter from roadside. West-facing site. Relatively flat site with a small hill on the eastern side.	Submitted Bid Documents Aerial Map Site Visit	0	Development must be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP design policies.	0
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Site is located between A90 Stonehaven Road and Redmoss Ross. Proximity to existing residential development but not well-connected via existing road/ transport network. Only accessible via Redmoss Road. Further access roads would possibly 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 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 distant from local facilities and the bus stop is within 800m.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	The development is located on the edge of the development framework area for Loirston and access to facilities and public	+

Site assessment question (click on links embedded in the text 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 will be delivered by association.	
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	Largely agricultural/ rural area. Close to Nigg settlement area. Site falls in the Kincorth Hill Landscape Character Area. Site is a Prime Landscape Area (Hill). Development would have a negative impact on the 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 LDP policy.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Proposal is for both private and affordable housing which will meet local need.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B1305 – Land at Peterseat Drive

Employment 4.13ha

++	+	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 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			
<p>Flood Risk</p> <p>Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere?</p> <p>Could the development of the site help alleviate any existing flooding problems in the area?</p>	Water, Climatic Factors and Human Health	<p>Limited areas of surface water flood risk.</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>Site is adjacent to Tullos Hill LNCS, and Green Space Network. It is part of the greenbelt.</p> <p>Locally designated Species Woodcock and Bullfinch recorded within 100m of site.</p> <p>Japanese Knotweed recorded within 100m of 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>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</p>	+

Site assessment question (click on links embedded in the text for 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		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. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of business/industrial uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop however it is distant from local facilities (over 2km). It is therefore more likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy 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 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 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 entire site is identified as being potentially contaminated (Ness Farm Landfill).	GIS Layers for contamination, Historic Land-use, Landscape	-	Site investigation should be carried out. LDP Policy states that all land which is	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
the option reduce contamination?			Character Assessment		degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development 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 located on a flat area. Contour lines suggest an easterly aspect.	Submitted Bid Documents Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities.	Material assets and climatic factors?	Construction of access roads to serve the development from Peterseat Drive to the east would be required.	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. 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 distant from local facilities (over 2km) however there is a bus stop within 400m.	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	Close to the LNCS, Cat Cairn and Tullos Hill. Coast road is across the Estate to the coast. Site is a Prime Landscape Area ('Hill'). However, the site is adjacent to Altens Industrial Estate and the proposed land use is consistent with neighbouring uses.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit Submitted Bid Documents		-	Minimal development with strategic landscaping and design. Careful consideration of positioning of proposed buildings.	-	+
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. 						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Scheduled Monuments; Cat Cairn, cairn & dyke, Baron's Cairn all north-west of the site boundary.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.	0	Development will be required to respect any historical features in the area as per LDP Policy and national legislation.	0

Site assessment question (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
			Canmore Database			
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Development would introduce employment opportunities and have a positive impact on the economy.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B1306 – Part of OP60

Housing & Mixed Use 3.8ha

++	+	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. 						
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	New development may increase the need for Scottish Water to abstract water from the River Dee for the public supply, with water abstraction licence requirements set by SEPA	OS Map GIS Hydrogeology Maps	-	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R6.	- +
Can the option connect to the public foul sewer?		Connections are possible.	GIS Scottish Water Layer	0	N/A	0
For large scale developments are there	Water and Human Health	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	
any private or public water supplies within 250m of the site which may be affected?							
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>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 2km from shopping and recreation areas and the closest bus stops are 540m away. The site is distant from local facilities and likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions, especially 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. 							

Site assessment question (click on links embedded in the text 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.	-	+
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	Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy is forecast to be just under capacity at 96% in 2025.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		New onsite green infrastructure would be provided as an integral part of the proposed housing development for this site, in line with policy requirements.	Submitted Bid Documents	++		++	
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	<p>Most of the site is on greenfield land. There are 2no residential buildings on site and some farm sheds on site.</p> <p>Short term adverse effects on soil. Possible soil contamination during construction.</p>	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 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	<p>Site relatively exposed; small belt of trees surrounding some of the existing buildings in the south east of the site.</p> <p>Generally flat southwest facing site.</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.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	<p>Material assets and climatic factors?</p>	<p>Construction of access roads to serve the development would be required.</p>	<p>Submitted Traffic Assessments</p>	-	+	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Travel Plan/Assessment may be required during the planning application process.</p>	+
<p>Is the site close to a range of facilities? Can these be accessed by public transport?</p>	<p>Climatic factors and human health</p>	<p>Site is 2km from local facilities. The closest bus stop is approximately 540m from the site.</p>	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</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</p>	<p>Landscape</p>	<p>The site is identified as open farmland. There are 2no residential buildings and some farm sheds in the south eastern corner of the site, with some trees surrounding the buildings. There are some stone boundary walls separating fields.</p> <p>There is a sparse residential pattern immediately surrounding the site; with most of the surrounding landscape being open farmland. Therefore, the development of housing on this site will be</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	--			--

Site assessment question (click on links embedded in the text 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?		quite intrusive into the surrounding landscape. The closest existing residential settlement is at Cove which is 490m away from the site; in-between this settlement and the site is open farmland with a few scattered houses. Therefore, the proposal of houses on this site will be creating quite an isolated island of development and is not likely to be very well related to an existing settlement.				
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 LDP policy.	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)	2 Sites and Monuments Records identified: Mains of Charleston Farm in the south and along the northern boundary is West Charleston (off Old Stonehaven Rd) consumption dyke.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	-	Development will be required to respect and preserve/enhance the historic features as per LDP Policy and national legislation.	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 include both private and affordable housing. It may also include some mixed uses which would offer employment opportunities.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B1307 – Mains of Charleston – Bid Withdrawn

B1309 – Rigifa Farm Area 1

100 Houses 5.2ha

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

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections are possible.	OS Map 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	<p>The entirety of the site is within the Green Space Network.</p> <p>The south and east of the site have been identified as an area of potential bat habitat.</p> <p>Various bird species on site and within 100m of the site: Skylark, Greylag Goose, Peregrine, Golden. 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>Ecological Surveys will be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>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 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 around 1km away. This is more likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</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. 							
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	<p>Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy has enough capacity both in the short and long term.</p> <p>A medical practice is located approximately 990m from 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.	-	+
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?		<p>Potential loss of community woodland (open, semi-natural open space) to the east of 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>	-	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
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 core path running through the site from west to east. There may be some impact on this from development.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard core paths and rights of way and enhance links between paths.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal includes adding a mix of species to enhance woodland walk and bolstering young native woodland. It will retain site oddities and use SUDS to create diverse amenity 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.	-
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	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 with undulations. Existing tree belt to the south and east of the site providing some shelter.	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?	Construction of access roads to serve the development from Cove Road to the west would be required.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel Plan/Assessment may be required during the planning application process.	+
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 around 1km from local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
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 site is largely open farmland. There is a tree belt along the south and some of the east of the site and a series of hedges run from the north western corner to the southern boundary of the site – development may affect these features.</p> <p>100 houses would sit directly below an existing residential development to the south, therefore development is not likely to be obtrusive into the surrounding landscape. However, the land to the south and the east of the site is open farm land, so the site will not necessarily fit with this landscape.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	--	Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.	-
<p>Material Assets</p> <ul style="list-style-type: none"> Minimise waste. 						
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	++

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy.	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)	Outwith the southern boundary is a Consumption Dyke - Rigifa Farm.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	0	Development will be required to respect any historical features in the area as per LDP Policy and national legislation. Proposal Masterplan shows retention of the consumption dyke.	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 introduce both private and affordable housing. This will help to meet local needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B1310 – Rigifa Farm, Cove

164 Houses & Leisure 9.5ha

++	+	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			
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's Indicative Flood Risk Map, the south of the site (Area 3) is at a slight risk of surface flooding. There have been no flooding incidents on the site, however Blackhill Burn (culvert) runs along the southern corner of Area 3.</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>There is a Priority Habitat in the wooded area to the east of Area 1.</p> <p>The entirety of the site is within the Green Space Network.</p> <p>Much of the site is identified as an area of potential bat habitat.</p> <p>There have been a variety of bird species identified on this site; specifically, Peregrine, Ruff, Wood Sandpiper and</p>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map	--	Ecological Survey will be required at planning application stage. Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>		<p>Golden Plover. Protected species may be an issue.</p>	Site Visit		<p>are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>		
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of mixed 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 at least 1.2km away. This is more likely to increase traffic into the built-up area and have a long term negative impact on climatic factors through emissions.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy 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	Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy has enough capacity both in the short and long term. A medical practice is located 1.2km 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.	-	+
To what extent will the proposal affect the quality and quantity of open space		Potential loss of community woodland (open, semi-natural open space) to the very east of the site in Area 1.	GIS Layer on Green Space Network (GSN)	-	Sufficient open space provision will be required as per 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
and connectivity and accessibility to open space or result in a loss of open space?			Aberdeen Open Space Audit Existing LDP allocations for GSN		Open Space Policy 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 core path running through Area 1 from west to east. There may be some impact on this from development.	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard core paths and rights of way and enhance links between paths.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal includes boundary planting, young native woodland and open spaces with a shelterbelt introducing a mix of species.	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						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will commence within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	East facing site. Mostly flat; Area 1 has gentle undulations. Some shelter from surrounding houses to the north. At the very north of the site, there is a row of hedges running from north – south. At the centre of the site (Area 2), there is a tree belt running from east to west and an existing tree belt in Area 3 along the eastern boundary.	Submitted Bid Documents Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Construction of access roads to serve the development from Cove Road to the west and south would be required.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel Plan/Assessment may be required during the planning application process.	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation		Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Site is within 400m of a bus stop however local facilities are at least 1.3km away.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	+	Proposal includes the potential for a commercial area which would bring local facilities closer.	+
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 categorized as open farmland. There are some stone dykes present at field boundaries.</p> <p>Site is located just to the south and east of the existing Cove residential settlement, therefore development is not likely to be obtrusive into the surrounding landscape. However, the land to the south and the east of the site is open farm land, so the site will not necessarily fit with this landscape.</p>	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 LDP policy.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	No Listed Buildings or Scheduled Monuments on site. There is a Consumption Dyke (Rigifa Farm) that separates Area 1 and Area 2 however it does not sit within the site boundary.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	0	Development will be required to respect any historical features in the area as per LDP Policy and national legislation. Proposal Masterplan shows retention of the consumption dyke.	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, and commercial/leisure uses. These will have a positive impact on the health and wellbeing of the population.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B1311 – Rigifa Farm Area 3

40 Houses 2.2ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <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.	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?						
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 Risk Map, there is a slight risk of surface flooding in the northern part of the site. There have been no flooding incidents on the site, however Blackhill Burn (culvert) runs along the southern corner of the site. Development may improve upon the existing drainage systems by incorporating modern technology and SUDS as required by policy.	GIS Layers for Flood Risk 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	The entirety of the site is within the Green Space Network. The north and the east of the site have been identified as an area of potential bat habitat. Garganey, Yellow Wagtail and Ruff have been identified on site.	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map	--	Ecological Survey will be required at planning application stage. Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links	-

Site assessment question (click on links embedded in the text for 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>are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>		
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of 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 around 1.4km away. This is more 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</p>	-	+

Site assessment question (click on links embedded in the text 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	Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy has enough capacity both in the short and long term. A medical practice is located 1.6km 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.	-	+

Site assessment question (click on links embedded in the text 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 includes boundary planting to exposed edges and SUDS.	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	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	Relatively flat south west facing site. Some shelter from surrounding houses to the north. There is a belt of trees on site along the eastern boundary.	Submitted Bid Documents Aerial Map Site Visit	+	Development will be encouraged to be sited and orientated so as to maximise the benefit from passive solar gain and shelter from winds, as per the LDP.	+
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	Construction of access roads to serve the development from Cove Road to the west would be required.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Travel Plan/Assessment may be required during the planning application process.	+
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 around 1.4km from local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests	Landscape	The site is classed as open farmland. There is a tree belt that runs along the	Landscape Character Assessment	-	Landscape impact can often be mitigated through screening or sensitive siting 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
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?		eastern boundary of the site – development may affect this feature. 40 houses would sit across the road from an already existing residential development to the south of Cove. However, to the east of the site is Blackhills Quarry, and to the south of the site across the road is the Gateway Business Park. Therefore, the site would intrude slightly into the surrounding landscape.	Existing LDP allocations for Greenbelt and GSN Site Visit		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 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
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 introduce both private and affordable housing. This will help to meet local needs.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B1312 – Wellington Road East

Retail 2.47ha

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

Site assessment question (click on links embedded in the text 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

Site assessment question (click on links embedded in the text 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	Area potentially vulnerable to flooding.	OS Map GIS Hydrogeology Maps	-	Careful design and siting of development and incorporate SUDS.	+
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?	Water and Human Health	Connections are possible.	OS Map GIS Scottish Water Layer	0	N/A	0
Flood Risk Is the site thought to be at risk of flooding or could its development result in additional flood risk elsewhere? Could the development of the site help alleviate any existing flooding problems in the area?	Water, Climatic Factors and Human Health	Limited areas of surface water 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. • 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 zoned as Green Space Network/ Urban Greenspace.</p> <p>Likely significant loss or disturbance of wildlife habitat 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>Due regard will be given to Green Space Network Policy and Urban Green Space 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>	-	+
<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 retail 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 local facilities. It is therefore less 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> <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	
		area and 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
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	Loss of urban green space and green space network. Part of amenity area for the existing development in the area.	GIS Layer on Green Space Network (GSN) Aberdeen Open Space Audit Existing LDP allocations for GSN	--	Sufficient open space provision will be required as per the Open Space Policy in the LDP.	-
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Proposal notes the development presents an opportunity to provide strategic landscaping utilising native species and creating enhanced biodiversity.	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. 						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	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 a mature wooded area adjacent to Wellington Rd. It offers screening of the Industrial Estate from the main road. Some shelter from northerly winds. Flat site; contour lines suggest south-east facing. Negligible level change.	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 can be obtained from Wellington Road. This would sit mid-way between the existing junctions to the north and south and would most probably comprise a light controlled junction.	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 400m of a bus stop and 800m of local facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	+	N/A	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<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>Predominantly Industrial area with employment uses. Significant loss or disturbance to woods and tree belts.</p> <p>The site acts as a greenspace to screen the Industrial Estate from the road. Thus, development would cause intrusion into surrounding landscape.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	--		--
Material Assets <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 LDP policy.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social Inclusion, environmental improvement, health and safety.	Population	Retail use would create employment opportunities and have a positive impact on the economy.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements.	+

B1313 – Heathvale

120 Houses 6.2ha

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

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Water <ul style="list-style-type: none"> Promote sustainable use of water and mitigate the effects of floods and droughts. Ensure that the water quality and good ecological status of the water framework directive are maintained. Maintain water abstraction, run-off and recharge within carrying capacity. 						
Could the option have a direct impact on the water environment (for example result in the need for watercourse crossings or a large-scale abstraction or allow the de-culverting of a watercourse?)	Water	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>There are areas of flood risk to the south, and patches of flooding to the north. Loirston Loch is located to the west of the site. A culvert runs across the site from west to south east.</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>The Loirston Loch local nature conservation site sits to the west and north of the site. The site is zoned as Green space network and urban greenspace. Charleston Wood forms a large part of the site area. Development will result in the loss or disturbance of wildlife habitat.</p> <p>There are a number of animal and bird species recorded within the 100 meters of the site, including Snipe, European Otter,</p>	GIS Layers for Priority Habitats SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands NESBReC data OS Map Green Space Network Map	--	Ecological Survey will be required at planning application stage. Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
<p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>		<p>Daubebton's Bat, Soprano Pipistrelle and Common Pipistrelle.</p>	Site Visit		<p>are maintained and enhanced.</p> <p>Habitat enhancements may reduce residual impact on habitat/species.</p>		
<p>Climate Change Mitigation</p> <ul style="list-style-type: none"> • Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. • Reduce vulnerability to the effects of climate change. 							
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	Climatic Factors	<p>The provision of retail 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 more than 800m from local facilities. It is therefore more 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</p>	-	+

Site assessment question (click on links embedded in the text 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	The site is allocated to Charleston Primary School which will be over capacity by 2021, and Lochside Academy which has capacity.	GIS Layer for School Catchments Aberdeen School Roll Capacity	-	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
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?		Significant loss of green space network and urban green 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?		Proposal will incorporate natural 'play areas', links to core paths and into adjoining residential areas, gorse understory to be managed to protect bird and mammal life on site, enhanced biodiversity by introducing a mix of trees and understory shrubs, create new blocks of woodland, undergrowth and open areas to maximise the wildlife potential.	Submitted Bid Documents	+	N/A	+
Soils <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Site is on greenfield land. Short term adverse effects on soil. Possible soil contamination during construction.	Site Visit Submitted Bid Documents	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil. Re-use of soil in local area.	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Part of site (Charleston Wood) is identified as potentially contaminated (Charleston landfill). The areas immediately to the south of the site is also identified as potentially contaminated.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Site investigation should be carried out. LDP Policy R2 states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.	+
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Development will be delivered within the LDP timeframe.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	+	N/A	+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	Relatively flat site with gentle undulations; south facing. Open site from west at A956 Wellington Rd, some shrubs/ planting to the north (Charlestown Wood) offering some screening. There is some shelter provided by vegetation and topography.	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>	<p>Material assets and climatic factors?</p>	<p>Indicative masterplan shows access to the site can be obtained from Wellington Road. Further access roads would be required to serve the development.</p>	<p>Submitted Traffic Assessments</p>	-	+	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Travel Plan/Assessment may be required during the planning application process.</p>	+
<p>Is the site close to a range of facilities? Can these be accessed by public transport?</p>	<p>Climatic factors and human health</p>	<p>Site is within 400m of a bus stop however it is more than 800m from local facilities.</p>	<p>GIS Layer for bus stops/bus routes</p> <p>Check distance to local facilities</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</p>	<p>Landscape</p>	<p>Development would result in the loss or disturbance of existing trees and stone dyke field boundaries.</p> <p>The site contributes to the landscape setting of this approach to Aberdeen and plays a positive role by improving the visual amenity. Development will have a negative impact on this function.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	--			--

Site assessment question (click on links embedded in the text 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 LDP policy.	0
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Proposal will introduce both private and affordable housing. This will help to meet local needs.	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 mitigation	Mitigation if appropriate?	Scoring – post mitigation
					improvements and affordable housing.	

B1314 – Leggart Brae

Residential (c.150 units) 8.04ha

++	+	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 may be possible	GIS Scottish Water Layer	0	Development will be required to make adequate sewer connection.	0

Site assessment question (click on links embedded in the text 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?		Connections may be possible. Details of proposal and associated infrastructure to be confirmed.	Bid documentation	0	Development required to comply with national and local planning policy requiring all new developments to install water-saving technologies.	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	<p>Protected Species may be an issue on this site.</p> <p>The site is currently located in the Green Belt and Green Space Network, and the Den of Leggart Local Nature Conservation Site is located within the site; comprising Semi-Natural and 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>Ecological surveys would be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p>	-

Site assessment question (click on links embedded in the text 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 use on site will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>There is a footpath connection from Deeside Brae, no pavement or cycle space. Bus stop provision is sparse, with best routes servicing Garthdee Retail Park (1.6km).</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>	-	
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 should consider sustainable travel methods and sustainable construction methods in line with LDP	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
					transport and air quality policies. This will help mitigate against any negative impact on air quality.		
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	Lochside Academy and Abbotswell Primary School is expecting to be operating within capacity beyond 2022. Garthdee Medical Group is located around 1.6km away.	GIS Layer for School Catchments Aberdeen School Roll Capacity Health Centre Provision	-	Developer contributions may be required as appropriate to mitigate deficiencies in health provision.	-	+
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 formal links in the area. West of the site is an area of Ancient Woodland and Local Nature Conservation Site (Den of Leggart) to which access could be enhanced.	GIS Layer on Core Paths/Cycle Lanes	--	Development will be required to safeguard rights of way and enhance links between paths. Contributions may be required towards aspirational Core Paths.	-	
Will the proposal have the opportunity to enhance the green network through for		Proposed development will reduce the area of Green Belt/ Green Space Network.	Submitted Bid Documents	-	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?					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	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 notes the development is deliverable.	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 sheltered from northerly winds due to topography and existing established boundary to the north, east and west. The majority of the site is exposed to the 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	+ -

Site assessment question (click on links embedded in the text 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.		
<p>Vehicular access constraints or opportunities.</p> <p>Road network capable of accommodating traffic generated?</p>	Material assets and climatic factors?	Potentially road network/accessibility issues	Submitted Traffic Assessments	-	<p>Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority.</p> <p>Transport Statement or Transport Appraisal 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 at present.	<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><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</p>	Landscape	The site is located within the within Leggart Landscape Character Area. Existing residential development may produce a cumulative visual impact.	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	-	Retain and enhance setting through careful landscape analysis and design appropriately to limit impact.	-	

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
current settlement boundaries, existing townscape and character of surrounding area?						
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or recycle or recover existing on-site materials / resources?	Material Assets	None anticipated.	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	++
For potential waste management 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?						
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)	None.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database Historic Environment Record	0	N/A	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	Site is not located in proximity to historic or cultural features.	Submitted Bid Documents	0	National guidance and local policy protects historic assets and their setting.	0

Site assessment question (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
	links with landscape					
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 residential development with required affordable housing contributions would provide housing for the population.	Submitted Bid Documents	++	N/A	++

B1315 – Wellington Road

Mixed Use 0.83ha

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

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

Site assessment question (click on links embedded in the text for 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>SEPA flood maps indicate no flooding on site. Surface water flooding is noted offside.</p> <p>Development may improve upon the existing drainage by incorporating modern technology.</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>Area of greenspace and trees cover approx. 50% of the site, hedge around the north and west boundary of the site.</p> <p>There is an area of green space network offsite to the south. The site is part of the integrated habitat system (improved grassland).</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 Green Space Network Policy 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>Development on the site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Site is within 400m of a bus stop, community facilities are more than 800m from the sites. This is more likely to</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 emissions.</p> <p>LDP Policy encourages waste</p>	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation	
		increase traffic in the areas and have a long term negative impact on climatic factors through emissions.	GIS Layers for cycle lanes/facilities Submitted Bid Documents		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 should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	-	+
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 							
Education capacity - Secondary School Catchment Area/	Population and human health or material assets	Loirston Primary School and Lochside Academy both have capacity in the short and long term. The detail of the proposal is not known.	GIS Layer for School Catchments	+	Developer contributions may be required as appropriate to mitigate		+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Primary school catchment area. Health provision.			Aberdeen School Roll Capacity		deficiencies in education capacity.	
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		Existing green infrastructure (area of grass and trees) on site could be lost due to development.	Submitted Bid Documents	-	Policy requires existing trees on site to be retained, however the grass land has no formal policy protection	-
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. Redevelopment may have a positive effect on soil quality through remediation works undertaken prior to development. Soil compaction may occur if open green area on site is developed	Site Visit Submitted Bid Documents	+	LDP Strategy encourages the redevelopment of 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	Material assets	Proposal would be completed as part of the LDP timeframe	Submitted Bid Documents GIS Layers for gas networks, gas pipelines,	+	Evidence of connection to waste water and water required as part of 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
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, very slight north facing, and has some shelter due to existing vegetation.	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?	Site is accessed from Hareness Road.	Submitted Traffic Assessments	0	Access roads would need to be delivered to the satisfaction of the Council as Road Authority. Travel Plans/Assessments may be required during the planning application process.	0
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Community facilities are more than 800m from the sites but can be assessed public transport. Site is within 400m of a bus stop	GIS Layer for bus stops/bus routes Check distance to local facilities	0	Travel Plans/Assessments may be required during the planning application process.	+
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><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	Industrial areas with employment uses. Site is located on the crest of a hill, previous development on site was set back on the site and did not dominate the landscape. Area of grass and trees on site and a hedge on the north and west boundary form landscape features.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Policy requires trees are protected. As the grass area is not designated therefore has less protection.	- +
<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	The proposal will reuse existing connections to infrastructure as this is a brownfield site.	Submitted Bid Documents Site Visit	0	Drainage impact assessment will be required and evidence of connection to waste water and water required as part of planning application	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 LDP policy.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	No listed buildings or schedule monuments are located on site. Historic Environment Record shows a historic farmstead (Upper Kirkhill) covers part of the previously developed area on site.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database Historic Environment Record	-	Archaeological conditions will be applied at planning application	+
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	Modifying the zoning may increase mix of uses at the industrial estate; or conversely may lead to conflict with existing uses on site.	Submitted Bid Documents	-	Developer contributions may be required as appropriate for environmental improvements and affordable housing. Consideration of impact on adjoining uses will be required.	-	+

B1316 Land at Mains of Charleston

Rezoning of Land for Mixed-Use 7.33ha

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

Site assessment question (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 may be possible.	GIS Scottish Water Layer	0	Development will be required to make	-	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
					adequate sewer connection.	
Biodiversity, Flora and Fauna <ul style="list-style-type: none"> Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>The site does not fall into any specific designations. It is located within the area zoned as Green Belt.</p> <p>Priority peatland habitats and integrated habitat systems are within this area.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>-</p>	<p>Ecological surveys may be required at planning application stage.</p> <p>Due regard will be given to Green Belt Policy when planning new developments to ensure natural environment assets are protected.</p> <p>Peat land is required to be protected.</p>	<p>-</p>
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. 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>There are no specific development proposals. Any increased development in the area will lead to an increase of energy-use and consumption, transport movement and waste.</p> <p>The nearest bus service and bus stops are located within walking distance. There are no Core Paths or cycle lanes within walking distance of the site.</p> <p>The site is around 300m from the nearest settlement area, which has limited services</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 emissions.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p>	-	+
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?	Air	<p>Not likely, however the site is located close to the A92 to the west; the main route to Aberdeen from the south.</p> <p>Limited vehicular traffic in the area at present. No specific development proposals in the Bid to determine air quality impact.</p>	Submitted Bid Documents	-	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	-	+
Service Infrastructure <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>Mixed Uses are proposed. Residential development is not explicitly included within this Bid which may not require school capacity or health provision. Lochside Academy has capacity beyond 2025, however Charleston primary will reach capacity after 2020.</p>	<p>GIS Layer for School Catchments Aberdeen School Roll Capacity Health Centre Provision</p>	?	Developer contributions may be required as appropriate to mitigate deficiencies in health provision.	-	+
<p>To what extent will the proposal affect core path links or other key access networks such as cycle paths, coastal paths and rights of way?</p>		<p>The site is not within walking distance of existing Core Paths or cycleways. Pedestrian links are poor in this area.</p>	<p>GIS Layer on Core Paths/Cycle Lanes</p>	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 Paths.	+	
<p>Soils</p> <ul style="list-style-type: none"> Reduce contamination, safeguard soil quantity and quality. 							
<p>Is the option on greenfield or brownfield land?</p>	Material Assets and Soils	<p>Site is mostly on greenfield land. Short term adverse effects on soil, possible soil contamination during construction.</p> <p>Part of Bid area is potentially contaminated as the location of the former Charleston Moss Landfill.</p>	<p>Site Visit Submitted Bid Documents</p>	-	Measures should be in place to ensure that possible historic contamination and that 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.	
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 notes the development is deliverable.	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 somewhat exposed and mostly flat. The Bid indicates use of renewable energies on site but details are not clear.	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?	Site is dependent on road/ vehicular access.	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 Appraisal may be required with a planning application.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	Location is poor relative to existing facilities with limited public transport at present.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	N/A	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
Non-designated landscape features and key landscape interests Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The area is mostly rough grassland, or agricultural land, with business and industrial areas to the east. As the bid sites are split and dispersed, they cover a wide, exposed area which cumulatively would have a visual impact on the landscape.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful landscape analysis and design appropriately to limit impact.	-
Material Assets <ul style="list-style-type: none"> Minimise waste. 						
Will the option minimise demand on primary resources e.g. does the development re-use an existing structure or	Material Assets	None anticipated.	Submitted Bid Documents 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
recycle or recover existing 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	Although the specific details of the proposed uses on-site are unclear, waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy.	+
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	None anticipated.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area.	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
historic battlefields, world heritage sites or their setting?			Canmore Database Historic Environment Record			
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	None anticipated.		0		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	Bid document only suggests possible uses for this area. Impacts on population unknown.	Submitted Bid Documents	?	N/A	?

B1317 South Harbour Part 2

Harbour Related Activities 239.13ha

++	+	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	OS Map GIS Hydrogeology Maps	-	There will be a policy requiring all new development to install water-saving technologies.	-	+
Can the option connect to the public foul sewer?		Connections are possible.	Scottish Water GIS Layer	0	Capacity and connection information will be required at planning application	0	
For large scale developments are there any private or public water supplies within 250m of the site which may be affected?		Scale and type of development is unknown; water supply be assessed when specific design proposal are provided.	Bid documentation	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>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						
<p>To what extent will the proposal affect biodiversity, flora and fauna interests? In particular:</p> <p><i>International designation (SAC/SPA)</i></p> <p><i>Other designation (SSSI, NNR and LNRs)</i></p> <p><i>Non-designated (TPOs, hedges, woodlands, species rich grasslands)</i></p> <p><i>Habitat connectivity, wildlife corridors</i></p> <p>To what extent will the proposal affect protected species? – e.g. bats, otters, etc.</p>	<p>Bio flora and fauna</p>	<p>The sites are located within areas zoned as Green Belt and Green Space Network. Some part of the site are areas of European dry heath and a Local Nature Conservation Site (Tullos Hill).</p> <p>A large number of Designated Species have been recorded in this area, some 54+. Around 7+ locally important species have also been recorded.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	<p>--</p>	<p>Ecological surveys would be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</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
Are there any local geodiversity sites or wider geodiversity interests that could be affected by the proposal?		The Bay of Nigg SSSI is located here. Specific development proposals have not been provided within the Bid however are unlikely to impact this.	NESBReC data OS Map Site Visit	0	N/A	0
Climate Change Mitigation <ul style="list-style-type: none"> Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. 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	There is no specific development proposal associated with the Bid. Harbour-related activity is proposed, however the scale and type of development is not clear. Any future development on site will lead to an increase of energy-use and consumption, transport movement and waste, relative to the scale proposed.	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
		<p>The site area is served by bus stops around Altens with regular services into the city. Community facilities located in Torry, Kincorth or Cove would be used by this site area and would be largely car dependent.</p> <p>There are a limited number of paths. Core Paths 78, 83, 95, 103, 108 connect the area between Altens Industrial Estate to the coast, Tullos Hill and Balnagask.</p>	<p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>		<p>dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p>	
<p>Air Quality</p> <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 						
Could the option lead to Local Air Quality Management thresholds being breached in Aberdeen's existing Air Quality Management Areas?	Air	<p>There is an AQMA located on Wellington Road, near the site area.</p> <p>The scale of development has not been set out in the Bid proposals. However, increase in development will result in slightly negative environmental impacts during and post construction. Traffic impact and air quality would be assessed with further details of development proposals but may not be an issue with current thresholds.</p>	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 as far as possible.	-
Will the option lead to a sensitive use being located		The Bid site encompasses the Nigg Wastewater Treatment Works (WWTW). It	OS Map	0	Development proposals that affect a regulated site would	0

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
close to a site regulated for emissions to air by SEPA?		is unclear from the documentation what is proposed for this area.			be subject to consultation with SEPA.	
Service Infrastructure <ul style="list-style-type: none"> Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Education capacity - Secondary School Catchment Area/ Primary school catchment area. Health provision.	Population and human health or material assets	Residential use is not proposed as part of this Bid, school roll forecasts are not relevant. The nearest medical centres are located in Cove, Kincorth and Torry, likely car dependent.	GIS Layer for School Catchments Aberdeen School Roll Capacity Health Centre Provision	0	Nature and scale of proposals are not specified; developer contributions may be sought for Health provision.	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?		There are a limited number of paths. Core Paths 78, 83, 95, 103, 108 connect the area between Altens Industrial Estate to the coast, Tullos Hill and Balnagask.	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 the maintenance of these.	+
Will the proposal have the opportunity to enhance the green network through for		Proposed development will reduce the area of Green Space Network.	Submitted Bid Documents	-	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?					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	Site is on both greenfield and 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 where possible.	-	+
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Possible contamination has been identified at the Ness Farm Landfill site, Altens Industrial Estate and St Fitticks Sewage Works. Re-use of contaminated areas may result in release of substances on other areas, however specific details of site areas and development proposals are unknown at this stage.	Contaminated Land GIS Layer	-	Contaminated site will be required to undergo sufficient remediation relative to the development proposal.	-	+
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 notes the development deliverable and is associated with 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
Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.		existing harbour expansion and Framework for the area.	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	Some parts of the site area are within existing 'built up' areas (Altens Industrial estate), however others are exposed sites (Tullos Hill, Doonies Farm). The primary aspect is south and east facing to the coast.	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 road network/accessibility issues at some parts of the site. Other parts are in existing built-up areas that can utilise the road infrastructure. Unknown scale of development – may be traffic-generating uses.	Site Visit	0	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or Transport Appraisal will be required with planning application.	- +
Is the site close to a range of facilities? Can these be accessed by public transport?	Climatic factors and human health	The nature of the proposals may not require access to a broad range of facilities.	GIS Layer for bus stops/bus routes Check distance to local facilities	0	N/A	0
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						

Site assessment question (click on links embedded in the text for 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	The harbour and coast are distinctive and defining landscapes of Aberdeen. Development may intrude into the landscape setting. However, directing associated business and industrial uses to the existing Altens Industrial Estate would likely be more appropriate.	Landscape Character Assessment Existing LDP allocations for Greenbelt and GSN Site Visit	-	Retain and enhance setting through careful landscape analysis and design appropriately to limit impact.	- +
<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	Part of the Bid site encompasses the existing Wastewater Treatment Works (WWTW). It is unclear from the Bid what changes, if any, would be made to that site.	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 LDP policy.	0
<p>Cultural Heritage</p> <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	Tullos Cairn, Baron's Carn, Crab's Cairn and Cat Cairn Scheduled Monuments are located within this Bid area. It is unclear from the Bid documentation what the relationship of new development would be with these.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database Historic Environment Record	-	National guidance and local policy protects historic assets and their setting, and supports the in situ preservation of all schedule monuments and archaeological sites. Impact of development on the setting of the Scheduled Monuments and archaeological investigation would be required to ensure protection and special interest is retained.	- +

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
To what extent will the proposal result in the opportunity to enhance or improve access to the historic environment?	Cultural heritage, incl architectural and archaeological heritage and links with landscape	May be opportunities through development to improve access to the historic environment (Scheduled Monuments listed above).	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. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Lack of detailed proposals on development. Development may provide additional employment opportunities for the population.	Submitted Bid Documents	+	N/A	+

B1318 – South Harbour Part 3

Harbour Related Activity 147.40ha

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

Site assessment question (click on links embedded in the text 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 SPDA mitigation states, The SDPA will work with Scottish Water and SEPA to share data on future housing numbers and employment land allocations in the context of existing water abstraction licences.	OS Map GIS Hydrogeology Maps	-	There will be a policy requiring all new development to install water-saving technologies.	- +
Can the option connect to the public foul sewer?		Connections are available nearby.	GIS Scottish Water Layer	0	Capacity and connection information will be required with any 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
<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>Coastal flooding is present offsite to the east. Surface water flooding is present in isolated areas across the site.</p> <p>Site locations are in built-up areas with existing drainage infrastructure. May be surface water issues during high rainfall.</p>	GIS Layers for Flood Risk Submitted Bid Documents	-	Drainage Impact Assessments will be required to be submitted with planning application.	-
<p>Biodiversity, Flora and Fauna</p> <ul style="list-style-type: none"> • Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen. • Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts. • Maintain or enhance existing green networks and Improve connectivity/function and create new links where needed. 						

Site assessment question (click on links embedded in the text for 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>Some 11+ Designated Species have been recorded across this site area, as well as Spring Vetch (locally important species) and integrated habitat systems. Bats are also reported in the area.</p> <p>Land separating the two Bid parcels is a Local Nature Conservation Site, Tullos Hill.</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>Bat Survey and ecological surveys would be required at planning application stage.</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced with the nearby LNCS.</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>There is no specific development proposal provided for this site; but the sites are located in existing built-up areas. Redevelopment on existing sites may lead to an increase of energy-use and consumption, transport movement and waste.</p>	GIS Layers for bus routes/bus stops – shows whether it is 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	
		<p>The site is served by bus stops in Altens Industrial Estate toward the City Centre.</p> <p>Core Path 103 connects the two sites that form the Bid. There is also pavement provision in these built-up areas.</p>	<p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>		<p>dioxide emissions by at least 15% below 2007 building standards.</p> <p>LDP Policy encourages waste minimisation and sustainable and active travel.</p>		
Air Quality <ul style="list-style-type: none"> Limit or reduce the emissions of pollutants. 							
Could the option lead to Local Air Quality Management thresholds being breached in Aberdeen’s existing Air Quality Management Areas?	Air	<p>An increase in development in this area will result in slightly negative environmental impacts during and post construction.</p> <p>The scale of development proposed is still unclear, Wellington Road is an AQMA nearby which could be impacted upon additional traffic generation to this area.</p>	Submitted Bid Documents	-	<p>New development should consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.</p>	-	+
Service Infrastructure <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	Due to the nature of the proposal, school roll forecasts are not relevant to the application. Health facilities are located in Cove, Kincorth and Torry, and probably rely on access by car but again may not be relevant to the proposals.	GIS Layer for School Catchments Aberdeen School Roll Capacity Health Centre Provision	0	Developer contributions may be required as appropriate to mitigate deficiencies in health provision.	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?		Core Path 103 and pavement provision can aid travel on foot. Cycle space is found on Wellington Road near the site area, but within the Industrial Estates it is shared road surface.	GIS Layer on Core Paths/Cycle Lanes	+	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.	+
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	Although specific development proposals are not included, the site areas are primarily comprised of brownfield land.	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.	-
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	The proposer notes the development is deliverable.	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 sites are located within existing brownfield areas and would be designed to maximise their context.	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 road network/accessibility issues depending on the scale and type of development that is proposed, adding traffic to the existing network.	Submitted Traffic Assessments	-	Access road(s) would need to be delivered to the satisfaction of the Council as Roads Authority. Transport Statement or Transport Appraisal will be required with planning application.	- +
Is the site close to a range of facilities? Can these be	Climatic factors and human health	N/A	GIS Layer for bus stops/bus routes	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
accessed by public transport?			Check distance to local facilities			
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?	Landscape	<p>The site areas defined in the bid are existing built-up areas and similar development in this location should fit well.</p> <p>Loirston Country Park and Tullos Hill are notable landscape features in this area although not included in this bid area.</p>	<p>Landscape Character Assessment</p> <p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>	0	Retain and enhance streetscape through careful design and landscaping.	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	<p>Not clear what specific site areas the Bid would affect. There may be existing buildings that</p>	<p>Submitted Bid Documents</p> <p>Site Visit</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
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development will be required to provide sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate, as per LDP policy.	0
Cultural Heritage <ul style="list-style-type: none"> Promote protect and, where appropriate, enhance the historic environment. 						
Will the option affect any archaeological sites , scheduled monuments , listed buildings, Conservation Areas (will it result in the demolition of any buildings), inventory historic battlefields, world heritage sites or their setting?	Cultural heritage, incl architectural and archaeological heritage (and links with landscape)	None within the site area. Scheduled monuments Tullos Cairn, Baron's Cairn, Crab's Cairn and Cat Cairn located between sites A and B.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	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
			Historic Environment Record			
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 proposals are still unclear however future employment development may provide additional jobs for the population,	Submitted Bid Documents	+	N/A	+

B1319 – South Harbour Part 4

Harbour Related Activity 86.72ha

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

Site assessment question (click on links embedded in the text 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 available nearby.	GIS Scottish Water Layer	0	Capacity and connection information will be required at 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
<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	Coastal flooding is present offsite the east. Surface water flooding is present onsite or offsite. Small watercourses some with culverts are present on 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.	-
<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>Balnasagk to Cove Local Nature Conservation Site is located across much of the site. Designated species and locally important species have been noted on site.</p> <p>Green Space Network covers all of the site, will become fragmented.</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 Green Space Network Policy 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	Development will lead to an increase of uses on site and 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	-	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon dioxide emissions.</p> <p>LDP Policy encourages waste</p>	-

Site assessment question (click on links embedded in the text 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 Submitted Bid Documents		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 Local Air Quality Management thresholds being breached in Aberdeen’s existing Air Quality Management Areas?	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.	Air Quality Action Plan 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.	-	+
Could the option lead to the designation of a new Air Quality Management Area (AQMA)?		Could have a significant impact on air quality due to increased movement of freight and harbour related activity. 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	-	+

Site assessment question (click on links embedded in the text 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. 							
To what extent will the proposal affect the quality and quantity of open space and connectivity and accessibility to open space or result in a loss of open space?	Population and human health or material assets	Potential to have significant negative impact on the designated Green Space Network through direct loss and / or fragmentation as a result of development	GIS Layer on Green Space Network (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. Green Space Network required to be protected, promoted and enhanced as per policy 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?		Potential to have significant negative impact on Core Path 78, Core Path 95, and informal path networks in the area. Development could improve the core paths	GIS Layer on Core Paths/Cycle Lanes	-	Development will be required to safeguard core paths and rights of way and enhance links between paths. Contributions may be required towards core paths.	-	+
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	Sites are greenfield. Short term adverse effects on soil. Possible soil contamination during construction. In the long term soil compaction will occur.	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. Reuse of soil in the local area.	-
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		Potential area of contamination noted on site and further potential areas immediate offsite. Harbour related uses may lead to contamination.	GIS Layers for contamination, Historic Land-use, Landscape Character Assessment	-	Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.	- +
Deliverability/Sustainability Constraints <ul style="list-style-type: none"> Promote good design, safe environment, clean environment and good quality services. Protect and enhance outdoor access opportunities and access rights. 						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity pylons, underground gas pipelines etc.	Material assets	Sites are noted as areas of future expansion. Connections to services are unknown.	Submitted Bid Documents GIS Layers for gas networks, gas pipelines, Site Visit	-	Connections to and capacity of services will be required at planning application stage.	-

Site assessment question (click on links embedded in the text 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 mostly east facing. Due to the location on the east coast the site is not protected from prevailing 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?	Upgrading to access roads may 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	Part of the site is beyond 1 kilometre to a bus stop. The site is remote from community facilities, most are over 800 meters from the site. Balnagask Golf Course forms part of the site.	GIS Layer for bus stops/bus routes Check distance to local facilities	-	Travel Assessment/Travel Plan will be required as part of the planning application.	-
Landscape Designated Sites <ul style="list-style-type: none"> Maintain and support landscape character and local distinctiveness. 						
<u>Non-designated landscape features</u>	Landscape	Development will have a significant impact on landscape. The coast and cliffs are	Landscape Character Assessment	--	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
<p>and key landscape interests</p> <p>Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?</p>		<p>distinctive and defining features of Aberdeen.</p> <p>The site is zoned on Green Belt and Undeveloped Coast.</p>	<p>Existing LDP allocations for Greenbelt and GSN</p> <p>Site Visit</p>		landscaping to limit impacts.	
<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 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
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)	Scheduled monument (St. Fitticks Church) and Category A listed buildings at Girdleness Lighting are located immediately offsite. Historic Environment Record indicates hits on and offsite.	GIS Layers for scheduled monuments, archaeological sites, listed buildings, conservation area. Canmore Database	--	Setting and design will assist in mitigating negative impacts	-
Population <ul style="list-style-type: none"> Promote economic growth, social inclusion, environmental improvement, health and safety. 						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	Development will remove an area of recreation, the publicly funded Balnagask Golf Course. Development may have a positive impact on economic activity.	Submitted Bid Documents	-	+ Developer contributions may be required as appropriate for environmental improvements. Lost green space is required to be replaced in the local areas and be of a similar or better quality.	+

B1320 Site SE of A956 and Hareness Road

B1 to H2 1 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 license 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	SEPA Flood maps do not indicate any records of surface water flooding and there are no watercourses in close proximity, though the Tullos Burn is to the east further along. There are areas of surface water flooding to the south and east 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 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 data shows a Peregrine Falcon has been sighted within the site, Dunnock, Lapwing, Starling and Kestrel offsite.</p> <p>The Tullos Hill and Kincorth Hill LNCS' are situated to the north east and west of the site.</p> <p>There are surrounding fragments of Green Space Network.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard must be given to Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.</p>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>There are bus stops directly outside the site on Hareness Road. A bus stop approximately 300 meters to the south is served by a number of frequent bus routes.</p> <p>For a proposed mixed use, onsite housing if sought would be approximately 1km along footways to the local services in Kincorth, though these services are limited. Kirkhill Primary is in Kincorth close to these services. A pub and restaurant is located 200 metres from the site.</p> <p>Cove Bay Health Centre is more than 2km south of the site.</p> <p>The site is within the Altens Industrial Estate which is a significant employment site.</p> <p>Drive through restaurants, shops and services will attract users from across the city who may arrive by car.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>-</p>
<p>Air Quality</p> <p>Limit or reduce the emissions of pollutants</p>						
<p>Could the option lead to the designation of a new Air Quality Management</p>		<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative</p>	<p>Submitted Bid Documents</p>	<p>-</p>	<p>New development must consider sustainable travel</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Area (AQMA)?		environmental impacts during and post construction.			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 site is zoned to Loriston Primary School as an interim arrangement prior to a new facility being provided. Kirkhill is forecast to have capacity of 83% in 2022 increasing to 91% by 2026.</p> <p>The secondary education is zoned to Lochside Academy, which is forecast to be at 85% capacity in 2022, falling to 83% by 2022.</p>	GIS Layer for School Catchments Aberdeen School Roll Capacity	+	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		<p>There is dense woodland to the south of the site listed as Green Space Network and other areas to the east and north west. A proposal could contribute towards linking these networks together.</p> <p>A proposal could contribute towards linking these networks together which include Kincorth Local Nature Conservation Site and Tullos Hill Local Nature Conservation Site.</p>	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development. Due regard must be given to Policy NE2.	- +
Soils						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Reduce contamination, safeguard soil quantity and quality.						
Is the option on greenfield or brownfield land?	Material Assets and Soils	Brownfield. The demolition of the motel may have caused some contamination.	Site Visit Submitted Bid Documents	-		-
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		The site is within the Altens Industrial Estate however the last use was for a motel.	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.						
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	+		+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The main area of the site is relatively flat. It is raised compared to the surrounding land. The site sits within the city and there is existing development on all sides. The northern boundary of the site is contained within hedging. There are small trees and shrubs on the opposite side of Hareness Road to the north of the site. Wellington Road is a wide two lane north to south route and it is possible that this may facilitate some north winds sweeping into	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
		the site, though the site sits on a raised area.				
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site is easily accessed from Hareness Road which is adjoined to Wellington Road by a roundabout.	Submitted Traffic Assessments	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	There are bus stops directly outside the site on Hareness Road. A bus stop approximately 300 meters to the south is served by a number of frequent bus routes.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
<u>Landscape Designated Sites</u>						
Maintain and support landscape character and local distinctiveness.						
<u>Non-designated landscape features and key landscape interests</u> Does the proposal ensure that development does not exceed the capacity of the landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?	Landscape	The site sits upon raised ground and a particularly large building would be prominent on the landscape though it is noted that close by to the east Sir Ian Wood House is also of significant size.	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		The site is bound by Beech hedging which could be lost by development.	Landscape Character Assessment Existing LDP	-		-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
character of the landscape and the qualities of wild land?			allocations for Greenbelt and GSN Site Visit			
Material Assets Minimise waste.						
Is the option in the vicinity of a waste management site and could therefore compromise the waste handling operation?	Material Assets and Human Health	Waste from the development would be directed to the local Material Energy Recycling Facility.	Existing LDP allocations for Waste Facilities Submitted Bid Documents	++	N/A	++
For potential waste management activity sites (includes allocation for employment, industrial or storage and distribution uses) - does the proposal comply with the locational criteria set out in Scottish Planning Policy – Planning for Zero Waste?	Material Assets	Development will provide adequate space for kerbside collection or recycling facilities.	Check Scottish Planning Policy (superseded Zero Waste Plan) Submitted Bid Documents	0	New development 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	25% affordable housing must be provided for over 5 residential units.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B1321 City Park 2 & 3 Hareness Road

B1 to H2 0.9 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 license 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	SEPA mapping indicates that there are some very small areas of potential surface water flooding to the east of the site only.	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.	+
<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 data shows a Peregrine Falcon has been sighted offsite, Dunnock, Lapwing, Starling and Kestrel onsite.</p> <p>The Tullos Hill and Kincorth Hill LNCS' are situated to the north east and west of the site.</p> <p>There are surrounding fragments of Green Space Network.</p>	<p>GIS Layers for Priority Habitats</p> <p>SACs, SPAs, SSSIs, LNRs, TPOs, Woodlands</p> <p>NESBReC data</p> <p>OS Map</p> <p>Green Space Network Map</p> <p>Site Visit</p>	-	<p>Ecological surveys will be necessary for this site, including any required mitigation measures relative to the proposals.</p> <p>Due regard must be given to Policy NE2 when planning the development to ensure habitat links are maintained and enhanced.</p>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
<p>What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?</p>	<p>Climatic Factors</p>	<p>The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>There are bus stops directly outside the site on Hareness Road. A bus stop approximately 300 meters to the south is served by a number of frequent bus routes.</p> <p>For a proposed mixed use, onsite housing if sought would be approximately 1km along footways to the local services in Kincorth, though these services are limited. Kirkhill Primary is in Kincorth close to these services. A pub and restaurant is located 200 metres from the site.</p> <p>Cove Bay Health Centre is more than 2km south of the site.</p> <p>The site is within the Altens Industrial Estate which is a significant employment site.</p> <p>Drive through restaurants, shops and services will attract users from across the city who may arrive by car.</p>	<p>GIS Layers for bus routes/bus stops – shows you whether it's within 400m</p> <p>GIS Layers for cycle lanes/facilities</p> <p>Submitted Bid Documents</p>	<p>-</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development must minimise waste in line with Policy R5 and incorporate sustainable and active travel in line with Policies T2 and T3.</p>	<p>-</p>
<p>Air Quality</p> <p>Limit or reduce the emissions of pollutants.</p>						
<p>Could the option lead to the designation of a new Air Quality Management</p>		<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative</p>	<p>Submitted Bid Documents</p>	<p>-</p>	<p>New development must consider sustainable travel</p>	<p>+</p>

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Area (AQMA)?		environmental impacts during and post construction.			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 site is zoned to Loriston Primary School as an interim arrangement prior to a new facility being provided. Kirkhill is forecast to have capacity of 83% in 2022 increasing to 91% by 2026.</p> <p>The secondary education is zoned to Lochside Academy, which is forecast to be at 85% capacity in 2022, falling to 83% by 2022.</p>	GIS Layer for School Catchments Aberdeen School Roll Capacity	+	Developer contributions may be required as appropriate to mitigate deficiencies in education capacity.	+
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		<p>The site itself is listed as Green Space Network and serves to link bigger areas. There is dense woodland to the south west of the site listed as Green Space Network and other areas to the north east and west.</p> <p>A proposal could contribute towards linking these networks together which include Kincorth Local Nature Conservation Site and Tullos Hill Local Nature Conservation Site.</p>	Submitted Bid Documents	-	Provision of new and/or retention of elements of existing green spaces within the site as part of the development. Due regard must be given to Policy NE2.	- +

Site assessment question (click on links embedded in the text 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	Brownfield. The demolition of the structure may cause some contamination.	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 record of a small landfill just offsite to the east and this area has been subject to assessment as part of a planning application for the adjacent site for the Sir Ian Wood House building.	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.						
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	+		+
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	<p>The main area of the site is relatively flat. The site sits within the city and there is existing development on all sides.</p> <p>The site sits within Aberdeen and there is existing built development upon each aspect except for to the north east which beyond a car park leads to the Kincorth Hill Local Nature Reserve which is a linear stretch of undeveloped contoured land which extends out to further open space adjacent to Nigg Bay. Some wind may be</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
		channeled towards the site along this natural corridor.				
Vehicular access constraints or opportunities. Road network capable of accommodating traffic generated?	Material assets and climatic factors?	The site is easily accessed from Hareness Road which is adjoined to Wellington Road by a roundabout.	Submitted Traffic Assessments	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	There are bus stops directly outside the site on Hareness Road. A bus stop approximately 300 meters to the south is served by a number of frequent bus routes.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
<u>Landscape Designated Sites</u>						
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	It is noted that adjacent to the east Sir Ian Wood House is of significant size. Landscape impacts are unlikely to be significant.	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		There are a number of small trees and shrubs on site which might be affected by development.	Landscape Character Assessment Existing LDP	-		-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
character of the landscape and the qualities of wild land?			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	There is a building onsite which could be reused.	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.	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						

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
Promote economic growth, social inclusion, environmental improvement, health and safety.						
Promote economic growth, social inclusion, environmental improvement, health and safety.	Population	25% affordable housing must be provided for over 5 residential units.	Submitted Bid Documents	+	Developer contributions may be required as appropriate for environmental improvements and affordable housing.	+

B1322 Wellington Circle

B1 to H2 29 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 license requirements set by SEPA.</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>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>SEPA flood mapping shows that there are area of surface water flooding throughout the site particularly along the north western edge which is at high risk.</p> <p>Development of the site might result in more permeable areas as currently there is a lot of hardstanding for parking.</p>	<p>GIS Layers for Flood Risk</p> <p>Submitted Bid Documents</p>	-	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>NESBREC data shows a number of species sightings all offsite. In the undeveloped land to the north west there have been sightings of Lapwings, Duncocks, Redwings, Swifts, Pink footed Geese, Kestrels, Peregrine Falcons, Kestrels and other protected species.</p> <p>To the south and south west on undeveloped ground Reed Bunting, Slavonian Grebe, Osprey, Merlin, Kestrel, Snipe, Curlew have been spotted.</p> <p>To the south east within the suburban area of Cults sightings of Hedgehogs, Hares, Herring Gull, Spotted Flycatcher, Hooded Crow, Storm Petrel and Anagallis arvensis are recorded.</p> <p>To the north west of the site is the Kincorth Hill LNCS/Local Nature Reserve which is also Green Space Network. There is</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>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		woodland to the east of Wellington Road to the east of the site which is Green Space Network which links with other patches across the suburban area of Cove.				
<p>Climate Change Mitigation</p> <p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy. Reduce vulnerability to the effects of climate change.</p>						
What is the site overall impact in terms of carbon emissions (using SPACE - Spatial Planning Assessment of Climate Emissions)?	Climatic Factors	<p>The provision of residential and other uses on site will lead to increase of energy-use and consumption, transport movement and waste.</p> <p>Drive through restaurants, shops and services will attract users from across the city who may arrive by car.</p> <p>There are bus stops right outside the site on Wellington Road.</p> <p>The nearest shop is in Cove approximately 0.75km away to the south east, the recognised district centre 1km 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</p>	-

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
		<p>There is a small convenience supermarket on the other side of Wellington Road to the south of the site.</p> <p>The Health Centre at Cove is 1km away on foot. Charleston School is 1.2km away to the south and Kirkhill Primary is under 2km to the north. Lochside Academy sits directly to the west of the site.</p> <p>The site is close to the Altens Industrial Estate which is a significant employment site.</p>			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)?		<p>Not likely to have a significant impact on air quality. However, increase in development will result in slightly negative environmental impacts during and post construction.</p>	Submitted Bid Documents	-	New development must consider sustainable travel methods and sustainable construction methods in line with LDP transport and air quality policies. This will help mitigate against any negative impact on air quality.	+
Service Infrastructure Protect and enhance outdoor access opportunities and access rights. Protect and enhance human health. Promote economic growth, social inclusion, environmental improvement, health and safety.						
Education capacity - Secondary School Catchment Area/ Primary school catchment	Population and human health or material assets	<p>The site is zoned to Kirkhill Primary School as an interim arrangement prior to a new facility being provided. Kirkhill is forecast to have capacity of 72% in 2022 reducing</p>	GIS Layer for School Catchments Aberdeen	+	Developer contributions may be required as appropriate to mitigate	+

Site assessment question (click on links embedded in the text for further guidance)	Objective/ Related SEA topic if applicable	Comments	Information available – GIS/site visit?	Scoring – pre mitigation	Mitigation if appropriate?	Scoring – post mitigation
area. Health provision.		to 67% by 2026. The secondary education is zoned to Lochside Academy, which is forecast to be at 85% capacity in 2022, falling to 83% by 2022.	School Roll Capacity		deficiencies in education capacity.	
Will the proposal have the opportunity to enhance the green network through for example the green infrastructure on site?		There is an area of Green Space Network to the north east of the site. Any mixed use proposal, particularly where residential uses are proposed, would need to provide for public open space and landscaping and there is potential to enhance 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. 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	Brownfield.	Site Visit Submitted Bid Documents	-		-
Are there any contaminated soils issues on the site and if so, will the option reduce contamination?		The site has been development with a range of uses, some industrial, class 4, 5 and 6 are evident. Some remediation may be required. There are records to the south of the site of land contamination reports being submitted with applications.	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.						
Will the site be delivered within the LDP timeframe? Other site servicing constraints, e.g. electricity	Material assets	Expected development completion will be within 10 years of plan adoption.	Submitted Bid Documents GIS Layers for gas networks,	+		+

Site assessment question (click on links embedded in the text 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.			gas pipelines, Site Visit			
Site aspect – does the site make best use of solar gain? Is the site protected from prevailing winds?	Climatic factors	The site is relatively flat. There is housing to the north east and south east of the site and business and industrial land to the east. There is undeveloped land to the north west of the site beyond Cove Ranger's stadium and Lochside Academy however this sits below Kincorth hill. The site is relatively well sheltered 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?	In broad terms, there is access from the roundabout off Wellington Road. Traffic Surveys would be required for any application.	Submitted Traffic Assessments	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	There are bus stops directly outside the site on Wellington Road which run a number of services.	GIS Layer for bus stops/bus routes Check distance to local facilities	-		-
<u>Landscape Designated Sites</u> 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	Development would be unlikely to significantly intrude upon the surrounding landscape unless it is significantly taller than the existing warehouses.	Landscape Character Assessment Existing LDP allocations for Greenbelt 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
landscape to accommodate it? Such as current settlement boundaries, existing townscape and character of surrounding area?			GSN Site Visit			
To what extent will the proposal affect features of landscape interest, including the distinctive character of the landscape and the qualities of wild land?		There are some small trees and shrubs within the site but these have limited value.	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	There are existing structures onsite. There are other units within the site that could theoretically be repurposed.	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	++

Site assessment question (click on links embedded in the text 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
<p>Population Promote economic growth, social inclusion, environmental improvement, health and safety.</p>						
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.	+

Appendix 9 Strategic Environmental Assessment: Policies

Land Release

- LR1 – Land Release Policy
- LR2 – Delivery of Mixed Communities

Health and Wellbeing

- WB1 – Healthy Developments
- WB2 – Air Quality
- WB3 – Noise
- WB4 – Specialist Care Facilities
- WB5 – Changing Places

Protecting and Enhancing the Natural Environment

- NE1 – Green Belt
- NE2 – Green and Blue Infrastructure
- NE3 – Our Natural Heritage
- NE4 – Our Water Environment
- NE5 – Trees and Woodland

Quality Placemaking by Design

- D1 – Quality Placemaking
- D2 – Design and Amenity
- D3 – Big Buildings
- D4 – Landscape
- D5 – Landscape Design
- D6 – Historic Environment
- D7 – Our Granite Heritage
- D8 – Windows and Doors
- D9 – Shopfronts
- D10 – Advertisements and Signage

Sustainable Use of Resources

- R1 – Minerals
- R2 – Degraded and Contaminated Land
- R3 – New Waste Management Facilities
- R4 – Energy from Waste
- R5 – Waste Management Requirements for New Development
- R6 – Low and Zero Carbon Buildings, and Water Efficiency
- R7 – Renewable and Low Carbon Energy Developments
- R8 – Heat Networks

The Vibrant City

- VC1 – Vibrant City
- VC2 – Tourism and Culture
- VC3 – Network of Centres
- VC4 – City Centre and Retail Core
- VC5 – City Centre Living
- VC6 – West End Area
- VC7 – West End Shops and Cafes
- VC8 – Town, District, Neighbourhood and Commercial Centres
- VC9 – Out of Centre Proposals
- VC10 – Local Shop Units
- VC11 – Beach and Leisure
- VC12 – Retail Development Serving New Development Areas

Meeting Housing and Community Needs

- H1 – Residential Areas
- H2 – Mixed Use Areas
- H3 – Density
- H4 – Housing Mix and Need
- H5 – Affordable Housing
- H6 – Gypsy and Traveller Caravan Sites
- H7 – Student Accommodation Developments
- H8 – Houses in Multiple Occupation
- CF1 – Existing Community Sites and Facilities
- CF2 – New Community Facilities

Delivering Infrastructure, Transport and Accessibility

- I1 – Infrastructure Delivery and Planning Obligations
- T1 – Land for Transport
- T2 – Sustainable Transport
- T3 – Parking
- CI1 – Digital Infrastructure
- CI2 – Telecommunications Infrastructure

Supporting Business and Industrial Development

- B1 – Business and Industrial Land
- B2 – Business Zones
- B3 – Aberdeen International Airport and Perwinnes Radar
- B4 – Aberdeen Harbour
- B5 – Energy Transition Zone
- B6 – Pipelines, Major Hazards and Explosive Storage Sites

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

Policy	Topic	Score	Comments	Mitigation/ Enhancement
Land Release				
LR1 Land Release Policy				
This allows the release of allocated greenfield development in phases.				
	Biodiversity	--	Development of this number of houses and employment uses on greenfield land will have a significant impact on biodiversity through the loss and disturbance of habitats, species, green networks, trees and hedgerows. Development on this scale will also place pressure on water abstraction from the River Dee to service new development.	Development will be phased and programmed so effects can be adequately managed over time. Other LDP policies will seek to mitigate effects. Significant negative impacts minimised and mitigated by LDP policies on Sustainable and Active Travel, air quality, transport, design and historic environment, natural environment, housing.
	Air	--	Likely to be a significant negative impact on air through large-scale construction releasing particulate matter into the air. Also likely to generate significant amounts of new traffic journeys in the city with a negative impact on air quality. Increase in industrial land uses may also have a negative impact on air.	
	Climatic Factors	--	Likely to be a significant negative impact on climate, through increased energy use for new buildings, and increased traffic journeys releasing GHG. Large-scale development will increase surface water run-off and the likelihood of flooding.	
	Soil	--	Likely to be a significant negative impact on soil as a result of large-scale development, causing soil sealing, erosion, desegregation and compaction. Possible that some contaminants will be released into the soil. New development will generate significant amounts of waste, some of which will be landfilled.	
	Water	--	Likely to be a significant negative impact on water. Large-scale new development will require increased abstraction from the River Dee to service it. Likely that some development will physically impact on watercourses, or result in the release of water-borne pollutants.	
	Landscape	--	Likely to be a significant negative impact on landscape, with large-scale development taking place on greenfield areas on the edge of the city, affecting its	

			landscape setting. Likely that development will also destroy smaller scale landscape features such as boundary walls etc.	
	Population	++	The release of land for housing and employment will have a significant positive impact for population, by providing housing, some of it affordable, to meet the identified needs for population growth in the city. Additional employment land will support economic growth and employment opportunities.	
	Human Health	++	The release of land for housing and employment will have a significant positive impact on health by providing new homes and community facilities for an expanded population, including new and enhanced areas of open space.	
	Cultural Heritage	++ --	There is likely to be some impact on cultural heritage around the city arising from some large scale development. Some may be negative through the loss or disturbance of historic assets, other is likely to positive through enhancing the setting and awareness of Aberdeen's heritage.	
	Material Assets	++	Will be significant positive impact on material assets, through the creation of new housing and employment buildings, hard and soft infrastructure.	
LR2 Delivery of Mixed Use Communities				
Policy ensures that large new greenfield housing release includes a mix of housing and employment, and that employment land is delivered along with the housing land.				
	Biodiversity	0	No significant impact.	
	Air	0	No significant impact	
	Climatic Factors	+	This policy encourages more sustainable communities which will reduce the need for commuting by allowing people to live close to their work.	
	Soil	0	No significant impact	
	Water	0	No significant impact	
	Landscape	0	No significant impact	
	Population	+	Policy does not directly promote development, but the timeous delivery of employment land will have positive benefits for economic growth and	

			employment opportunities in areas close to where people live.	
	Human Health	+	Mixing development facilitates and encourages walking and cycling which will improve people's health and wellbeing.	
	Cultural Heritage	0	No significant impacts	
	Material Assets	+	Policy does not directly promote development, but the timeous delivery of employment land will have positive benefits for material assets.	

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

Policy	Topic	Score	Comments	Mitigation/ Enhancement
Health and Wellbeing				
WB1 – Healthy Developments				
Development proposals will have to ensure they provide healthy environments, reduce environmental stresses, facilitate physical activity and promote mental well-being. National, major and developments requiring an EIA will have to submit a Health Impact Assessment.				
	Biodiversity	+	Policy will have a long-term positive effect on biodiversity through the provision of healthy environments and environments that facilitate physical and mental well-being. This will include active travel and green space.	
	Air	+	Policy will have a long-term positive effect on air through the provision of healthy environments and environments that facilitate physical and mental well-being.	
	Climatic Factors	+	Policy will have a long-term positive effect on climatic factors through the provision of healthy environments and environments that facilitate physical and mental well-being. This will include active travel and green space.	
	Soil	+	Policy will have a long-term positive effect on soil through the provision of healthy environments. Areas of soil contamination would have to be mitigated.	
	Water	0	Policy will not have any effect on water.	
	Landscape	0	Policy will not have any effect on landscape.	
	Population	+	Policy will have a long-term positive effect on population by increasing the health of the population, thereby reducing the cost of health care, and ensuring individuals are economically productive for longer. Helps to ensure that Aberdeen continues to be a desirable place to live, visit and invest in.	
	Human Health	++	Policy will have a long-term significant positive effect on population through the provision of healthy environments, reduce environmental stresses, facilitate physical activity and promote mental well-being, and overall quality of life.	
	Cultural Heritage	0	Policy will not have any effect on cultural heritage.	
	Material Assets	0	Policy will not have any effect on material assets.	
WB2 – Air Quality				
Development proposals which may have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are proposed and agreed with the Planning Authority.				

Biodiversity	0	Policy will not have any effect on biodiversity.	
Air	++	Policy will have a long-term significant positive effect on air quality – it states that development will not be permitted if it will have a negative impact on air quality without appropriate mitigation.	
Climatic Factors	0	Policy is unlikely to have any significant effect on greenhouse gases or renewable energy.	
Soil	0	Policy will not have any effect on soil.	
Water	0	Policy will not have any effect on water.	
Landscape	0	Policy will not have any effect on landscape.	
Population	+	Helps to ensure that Aberdeen continues to be a desirable place to live, visit and invest in. May therefore have an indirect positive effect on economic growth.	
Human Health	++	Policy seeks to ensure air in the city is safe and breathable, and that human health does not suffer as a result of air quality problems exacerbated by new development.	
Cultural Heritage	0	Policy will not have any effect on cultural heritage.	
Material Assets	+	Policy will have a positive effect on material assets by seeking to ensure that the environment in Aberdeen remains a clean and safe place to live, visit and invest in.	

WB3 – Noise

Aims to prevent conflict between noise generating developments, and noise sensitive uses. Protects Candidate Noise Management Areas and Candidate Quiet Areas from development that would lead to a deterioration of noise conditions.

Biodiversity	+	Locating noisy developments away from Quiet Areas will have long term positive effects on species and habitats in these areas, by preventing noise disturbance.	
Air	0	Policy will have no impact on air.	
Climatic Factors	0	Policy will have no impact on climate.	
Soil	0	Policy will have no impact on soil.	
Water	0	Policy will have no impact on water.	
Landscape	+	Policy will protect Quiet Areas, which are all public open spaces valued for the peacefulness, from noise development taking place nearby. Policy will also help with careful management of Noise Management Areas.	
Population	0	Policy will have no impact on population.	
Human Health	0	Policy will have long-term and significant benefits for health; particularly mental health and well-being, by seeking to minimise noise and preserve the tranquillity of Quiet Areas, carefully managing Noise Management Areas and ensuring that noise-sensitive developments are not neighboured with noisy ones.	
Cultural Heritage	0	Policy will have no impact on cultural heritage.	

	Material Assets	+	Protecting Quiet Areas and separating noisy and noise-sensitive land uses represents good design and will have a long-term positive effect on the quality of life in the City. Preserving the integrity of Quiet Areas will have a long-term positive impact, enhancing the outdoor experience in these areas.		
WB4 – Specialist Care Facilities					
Policy allows assessment of proposals for Residential Care Facilities, with a presumption in support of these facilities to support an ageing population.					
	Biodiversity	-	+	Policy will not have direct impact on biodiversity. Proposals will be assessed on their merits and against other relevant policies.	Any anticipated adverse impact upon biodiversity arising from a proposal will be assessed against NE2 and NE3 to mitigate or offset impacts.
	Air	-	+	Policy will not have direct impact on air quality. Proposals will be assessed on their merits and against other relevant policies.	Temporary impacts on air quality may arise during construction of consented development. Any further anticipated adverse impact upon air quality arising from a proposal will be assessed against WB2 mitigate or offset impacts.
	Climatic Factors	-	+	Policy will not have direct impact on climate. Proposals will be assessed on their merits and against other relevant policies.	Development will be assessed to ensure building standards and design meet low and zero carbon expectations set out in Policy R6 and R7.
	Soil	-	+	Policy will not have direct impact on soils. Proposals will be assessed on their merits and against other relevant policies.	There may be some temporary disturbance to soils during construction. Construction management plans will be sought prior to works commencing and soils re-used wherever possible.
	Water	-	+	Policy will not have direct impact on water quality. Proposals will be assessed on their merits and against other relevant policies.	Development will result in an increased demand for water abstraction. All new development must install

				water-saving technologies in accordance with Policy R6.
Landscape	-	+	Policy will not have direct impact on landscape. Proposals will be assessed on their merits and against other relevant policies.	
Population	++		Good quality and quantity of residential care facilities in the City will help to support those who can no longer live independently, or who require specialist care.	
Human Health	++		Provision of specialist care facilities will allow more residents in the City the level of care they require, if they can no longer live independently, thus improving overall health.	
Cultural Heritage	0		Policy not likely to impact cultural heritage.	
Material Assets	+		Providing the correct type of accommodation for those who require it may help to make other types of housing stock available to others.	
WB5 – Changing Places				
Major public development proposals are required to provide free publicly accessible changing places toilets.				
Biodiversity	0		Policy will have no impact on biodiversity.	
Air	0		Policy will have no impact on air.	
Climatic Factors	0		Policy will have no impact on climate.	
Soil	0		Policy will have no impact on soil.	
Water	0		Policy will have no impact on water.	
Landscape	0		Policy will have no impact on landscape.	
Population	++		Policy will have a long term significant positive impact on population by ensuring access to changing place facilities for those require them.	
Human Health	++		Policy will have a long term significant positive impact on human health by ensuring access to changing place facilities for those require them, and support quality of life.	
Cultural Heritage	0		Policy will have no impact on cultural heritage.	
Material Assets	+		Policy will have a long term positive impact on material assets by ensuring major public developments have adaptable, changing places facilities.	

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

Policy	Topic	Score	Comments	Mitigation/ Enhancement
Natural Environment				
NE1 Green Belt				
Identifies and protects land around Aberdeen City from development in order to conserve the character and setting of the City and its settlements within it.				
	Biodiversity	++	Policy seeks to have a long-term positive effect on biodiversity through protecting flora and fauna, minimising habitat fragmentation and enhancing habitat connectivity.	
	Air	+	Likely to result in indirect positive impact on air quality resulting from protection of woodland and plant coverage which absorb CO ₂ and other pollutants. Policy also directs development to sustainable locations, minimising any potential increases in traffic levels in areas identified as Green Belt.	
	Climatic Factors	+	Policy aims to direct development to most sustainable locations within existing built-up areas/ brownfield sites, which indirectly promotes sustainable travel habits and reduced energy consumption.	
	Soil	+	Likely to result in indirect positive impact on soil through safeguarding land from development, causing erosion, compaction, or sealing.	
	Water	0	No direct impact upon water.	
	Landscape	++	Policy will have positive impact upon the City's landscape in safeguarding peripheral areas from development and minimising urban sprawl.	
	Population	0	No direct impact upon population.	
	Human Health	+	Positive impact likely to arise on human health resulting from access to open, green spaces in close proximity to the City, providing known health benefits and improvement to quality of life.	
	Cultural Heritage	+	Positive impact expected through the protection of the City's setting and heritage assets within the Green Belt. Policy supports the re-use of historic buildings within the Green Belt.	
Material Assets	0	No direct impact upon material assets. Green Belt boundaries are adjusted via the Local Development Plan to ensure adequate housing and employment land is allocated to meet the requirements of the Strategic Development Plan.		

NE2 Green & Blue Infrastructure

Identifies and protects areas for biodiversity, habitat, natural heritage value from development. Sets out requirements for open space provision in new development and protects integrity of existing access rights and recreation opportunities.

	Biodiversity	++	Policy seeks to have a long-term positive effect on biodiversity through protecting flora and fauna, minimising habitat fragmentation and enhancing habitat connectivity.	
	Air	+	Likely to result in indirect positive impact on air quality resulting from protection of woodland and plant coverage which absorb CO ₂ and other pollutants.	
	Climatic Factors	+	Policy aims to direct development to most sustainable locations within existing built-up areas/ brownfield sites, which indirectly promotes sustainable travel habits and reduced energy consumption.	
	Soil	+	Likely to result in indirect positive impact on soil through safeguarding land from development, causing erosion, compaction, or sealing.	
	Water	+	Likely to have positive impacts on local watercourses as the Policy seeks to enhance areas of 'Blue infrastructure' and protect and enhance the green/ open spaces that connect with these to form the Green Space Network.	
	Landscape	++	Positive impact expected on landscape character by increasing the amount of publicly accessible open and green space in the City. Also, the Green Space Network will help to protect against coalescence and urban sprawl. Important landscape and geological features are likely to be given protection as Green Space Network, and areas of recreation value protection as Urban Green Space.	
	Population	0	No direct impact upon population.	
	Human Health	+	Positive impact likely to arise on human health resulting from access to open, green/blue spaces in close proximity to the City, providing known health benefits and improvement to quality of life.	
	Cultural Heritage	+	Policy may have some indirect positive impact by protecting the site or setting of historical buildings and Conservation Areas.	
	Material Assets	+	Policy will result in improved access to natural environment for residents. High quality open space provision is likely to greatly increase the attractiveness and value of built material assets nearby. Policy seeks improved access to the natural environment and a strong network of Core Paths is also likely to play a role in making Aberdeen an attractive place to live, work, invest and visit.	

NE3 Our Natural Heritage

Sets out protection of the City's natural heritage sites of national, regional and local importance, as well as protected species.

	Biodiversity	++	Policy encourages the protection, enhancement and creation of habitats and species, and the restoration of degraded or fragmented habitats. Provides for the protection of designated sites and protected species, as well as natural heritage beyond formal designations.	
	Air	+	Policy will have a significant positive impact on air quality, through the protection of natural areas of interest, with benefits such as absorbing airborne pollutants.	
	Climatic Factors	+	Policy will have a significant positive impact, through the protection of natural areas of interest which absorb airborne pollutants and reduce the effects of climate change.	
	Soil	+	Likely to result in indirect positive impact on soil through safeguarding land from development, causing erosion, compaction, or sealing.	
	Water	+	Likely to have positive impacts on local watercourses as tree coverage helps to reduce the rate of surface water run-off into watercourses, therefore helping to reduce the risk of flooding. Policy also encourages riparian buffer strips along water courses, which also help to protect water courses.	
	Landscape	++	Positive impact expected on landscape character through the protection of natural heritage where sites are protected from development.	
	Population	0	No direct impact upon population.	
	Human Health	+	Positive impact likely to arise on human health with enjoyment of areas of natural heritage.	
	Cultural Heritage	+		
	Material Assets	+ -	Enhancement of natural heritage can increase the desirability of material assets; natural heritage is in itself a significant natural asset. However, the protection of natural heritage may prevent the provision or regeneration of material assets on or near to protected sites.	

NE4 Our Water Environment

Safeguarding of the City's water and coastal environments from development, managing drainage, and reducing flood risk.

	Biodiversity	+	Likely to be some positive effect for species and habitats in coastal and fluvial locations, by safeguarding the areas from inappropriate development. The requirement for SuDS is likely to have a positive impact for biodiversity, as SuDS can be valuable habitats. SuDS will also have indirect positive impacts, by reducing surface-water run-off which can damage habitats.	
	Air	0	No direct impact upon air quality.	
	Climatic Factors	+	Direct positive effects on climate as policy safeguards against development taking place in areas at risk of flooding, reducing our vulnerability to future changes in	

			climate. On-site and Regional SuDS also work to reduce surface-water run-off from development, reducing the likelihood of flooding.	
	Soil	+	Likely to result in positive impact on soil through use of SuDS measures to reduce and slow surface water run-off will help to reduce soil erosion and safeguarding areas that are at risk of coastal erosion, protecting the coastline from further erosion.	
	Water	++	Likely to have positive impacts by minimising the physical impact of development on the coast, by protecting it from inappropriate development and directing coastal development to the most suitable locations. Also, design of SuDS can deliver water quality improvements and presumes against excessive engineering or culverting that will physically impact on watercourses and could have a negative impact on its hydrology. All developments must connect to the public sewer.	
	Landscape	++	Positive impact expected on landscape character through protecting the coastline from inappropriate development; protecting Aberdeen's dramatic coastal landscape. SuDS can be attractive landscape features, enhancing the landscape setting of new development.	
	Population	+	Policy is likely to have positive impacts on population by reducing the impact of flooding on people, properties and businesses	
	Human Health	+	Positive impact likely to arise on human health by reducing the impact of flooding which can pose a public health risk. SuDS and the coastal environment can also have positive effects by providing opportunities for recreational activities.	
	Cultural Heritage	+	Policy may have some indirect positive impact as undeveloped coastal area will respect the character and value of the historic environment.	
	Material Assets	+	Policy is likely to improve the quality and design of material assets built along the coast. Will also protect and promote public access to Aberdeen's coastline, a significant natural asset. Policy will help to protect material assets such as buildings and important infrastructure from flood damage. Promotes the provision of suitable water infrastructure, for example connection to the public sewer.	
NE5 Trees and Woodland				
Sets out guidance for trees and woodland when considering planning applications.				
	Biodiversity	++	There is a presumption against the loss of Trees & Woodlands as a result of development thereby enabling a positive impact upon biodiversity. Exceptions are only permitted for overriding public interest. Particular emphasis is placed on the protection and ongoing maintenance of Ancient Woodlands.	
	Air	++	Policy will have a significant positive impact on air quality, through the protection of trees, which absorb airborne pollutants	

	Climatic Factors	++		Policy will have a significant positive impact, through the protection of trees which absorb airborne pollutants and reduce the effects of climate change. Trees are also important features of Urban Green Space and can help to provide shade and cooling from rising temperatures (for people and animals) helping us to adapt to the impact of climate change.	
	Soil	+		Protection of trees and wooded areas likely to provide indirect benefits to soil where they are located.	
	Water	+		Trees play an important role in stabilising soils, minimising run-off into watercourses. Indirect benefits to water.	
	Landscape	+		Trees and woodland are an important characteristic of the City's landscape both in the built and natural environment.	
	Population	0		Policy does not have a direct impact on the city's population.	
	Human Health	+		Trees can have a positive effect on physical and mental wellbeing and overall quality of life.	
	Cultural Heritage	+		Policy may have some indirect positive impact by protecting the site or setting of historical buildings and Conservation Areas (for example Tree Preservation Orders).	
	Material Assets	+	-	Enhancement of trees and woodland can increase the desirability of material assets - and is also in itself a significant natural asset. However, the protection of trees may prevent the provision or regeneration of material assets on or near to protected sites.	

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

Policy	Topic	Score	Comments	Mitigation/ Enhancement
Quality Placemaking by Design				
D1 – Quality Placemaking				
Policy requires new development to have a strong and distinctive sense of place, demonstrating the six essential qualities of successful placemaking. Policy relates to improving the design of new development, and does not generate development in and of itself.				
	Biodiversity	+	Likely to have a long-term positive effect; policy drives development to respect its surroundings, which includes ensuring valuable natural features are retained. Natural landscaping is encouraged, and development should complement landscape and ecology.	
	Air	+	Policy is requiring new development to ensure placemaking principles which includes prioritising sustainable and active travel, and building at appropriate densities, which will help to limit new vehicle movements and the negative impact on air quality.	
	Climatic Factors	+	Policy is requiring new development to ensure placemaking principles which includes prioritising sustainable and active travel, and building at appropriate densities, which will help to limit new vehicle movements and the negative impact on climate through GHG emissions. 'Resource efficient' is one of the six essential qualities of place.	
	Soil	+	Developments are required to be resource-efficient which includes consideration of recycling which will help reduce the amount of waste sent to landfill, having a long-term positive impact. There will not be any site-specific impact on soil.	
	Water	0	Achieving a balance of soft and hard landscaping and open space provision may have an impact on surface water run-off, however this is uncertain. Unlikely to be any significant effect.	
	Landscape	+	Policy will have a positive effect on the landscape setting of new developments by encouraging the use of soft and hard landscaping. New development is expected to complement the existing landscaping and encourages the creation of sustainable communities that are distinctive and respond to their context.	
	Population	+	There will be a long-term positive impact because policy encourages a mix of house types and sizes in new development; and encourages new homes to be designed to accommodate future internal alterations which may help to support an elderly population.	

	Human Health	+	Well-designed developments are likely to have a long-term positive effect on health and wellbeing, by creating environments that are safe, welcoming and pleasant, where people will enjoy living and working. Places will also be required to prioritise pedestrians and sustainable and active travel, making them safer for people.	
	Cultural Heritage	+	Policy requires that development responds to a thorough analysis of the site context and retains and reuses any cultural heritage assets on the site.	
	Material Assets	++	Likely to have a significant and long-term positive impact by encouraging Aberdeen's new built environment to be high-quality, sustainable, attractive and resource efficient, incorporating excellent design principles.	
<p>D2 – Design and Amenity Policy requires new development to ensure provision of amenity. Developments must be fit for purpose and meet the needs of uses and occupiers, with consideration given to impacts on neighbouring properties to ensure there are no unreasonable impacts</p>				
	Biodiversity	+	There will be a long term positive impact to biodiversity as residential developments will be required to ensure external amenity space is provided, with private and public areas, to a set space standard. Light spillage has to be minimised.	
	Air	+	There will be a long term positive impact on air as developments have to ensure residents and users have adequate levels of air quality.	
	Climatic Factors	+	There will be long term positive impact to climatic factors as development will have to ensure they optimise solar gain and provide public and private amenity space to a set standard.	
	Soil	0	Unlikely to be any impact on soil	
	Water	0	Unlikely to be any impact on water	
	Landscape	0	Unlikely to be any impact on landscape	
	Population	+	There will be long term positive impacts on population. The policy will ensure all developments consider their own amenity and their impact on the amenity of neighbouring properties. This will make Aberdeen a more attractive place to live, work and visit.	
	Human Health	++	There will be a long term significantly positive impact on human health. The spaces in which people live and work can affect their quality of life. Research suggests that poor environments lead to physical and psychological concerns and issues. Ensuring good amenity will ensure users and occupier of developments reduce the risk of poor health.	
	Cultural Heritage	0	Unlikely to be any impact on cultural heritage	

	Material Assets	+	There will be a long term positive impact on material assets. Ensuring developments have good amenity will create more attractive places.		
D3 – Big Buildings Policy requires that big buildings must be a high quality design which complements or improves the existing site context.					
	Biodiversity	?	Impact on biodiversity is uncertain. The impacts are dependent on the location of the development and the existing habitat.		
	Air	+	-	Big buildings can accommodate a large number of people. They may have a negative impact on carbon footprint and air quality if located away from transport hubs, as they would lead to an increase in car journeys. If located closed to transport hubs, there may be a slight positive impact on air.	Policies on active travel and air quality will mitigate negative impacts.
	Climatic Factors	+	-	Concentrating a large number of people at a high density will result in less land grab and a positive impact on greenhouses gases. Big buildings are likely to be located in the city centre therefore close to transport hubs, it is expected the location of the big buildings will result in an increase in sustainable and active travel. A big building will consume energy, and, if replacing a smaller building, it will consume more energy than what it is replacing. This can be mitigated by the design, materials and use of low and zero carbon technology. The impact on energy consumption is unknown due to these variables.	Policies on active travel, design, materials and use of low and zero carbon technology will mitigate negative impacts.
	Soil	-		Development of big buildings will have a negative impact as it will result in soil sealing and compaction; the (re)development of brownfield sites may result in releasing substances into the soil; thereby the policy has a negative impact. However redeveloping site may result in a long term positive impact through the remediation of contamination.	Policies on contaminated land will mitigate negative impacts from contamination.
	Water	+	-	May be a negative impact on water in the medium to long term during the construction and servicing of the new development. May be an increase in the amount of surface water run off due to the scale, height of the building. The overall impact on water is unknown as it depends on the size of the building, the location, the previous land uses.	Policies on natural environment and placemaking will mitigate negative impacts
	Landscape	++		Policy ensures big buildings are designed to fit their context, and requires an assessment of their visual impact. Well-designed and sensitive big buildings will add to the overall aesthetic of the city and add architectural merit to the skyline.	
	Population	+		There will be a long term positive impact; well-placed big buildings will offer a range of services to the population, promote economic growth, provide additional office/work space and hotel and leisure space.	

	Human Health	0	There will be no impact on human health.	
	Cultural Heritage	+	The policy will have a positive impact on cultural heritage. Development will have to consider cultural heritage and landscape when assessing their impact on context and when assessing their impact on views.	
	Material Assets	+	There will be a positive long term impact on material assets as the city will increase its stock of big buildings that are designed to respond to their context.	
D4 – Landscape				
Policy protects the landscape, seascape and townscape character of Aberdeen.				
	Biodiversity	+	The policy will have a long term positive impact on biodiversity as it promotes the conservation and enhancement of natural heritage features, wildlife and natural resources including physical and functional links, and green spaces between and around places or communities.	
	Air	0	There will be no impact on air.	
	Climatic Factors	0	There will be no impact on climatic factors.	
	Soil	0	There will be no impact on soil.	
	Water	0	There will be no impact on water.	
	Landscape	++	The policy will have a long term significantly positive impact on landscape. The policy protects the landscape, seascape and townscape character of Aberdeen, those areas which provide setting for Aberdeen, and elements which add to Aberdeen's character	
	Population	0	There will be no impact on population.	
	Human Health	+	The policy will have a long term positive impact on human health. The policy protects green spaces between and around places or communities, and those which can provide opportunities for countryside activities.	
	Cultural Heritage	0	There will be no impact on cultural heritage.	
	Material Assets	0	There will be no impact on material assets.	
D5 – Landscape Design				
Policy ensures development proposals will be designed with an effective, functional and attractive landscape framework supported by clear design objectives.				
	Biodiversity	++	The policy will have a long term significantly positive impact on biodiversity as it ensures landscape designs will have to protect and enhance biodiversity through its design, connection between habitats and habitat creation.	
	Air	+	The policy will have a long term positive impact on air as it ensures landscape designs will help to mitigate air pollution.	

	Climatic Factors	+	The policy will have a long term positive impact on climatic factors as landscape designs will have to maximise adaptation and resilience of the built and natural environment to the effects of climate change, and mitigate the impacts of climate change.	
	Soil	0	There will be no impact on soil	
	Water	0	There will be no impact on water	
	Landscape	++	The policy will have a long term significantly positive impact on landscape. Landscape design is the primary function of the policy. Landscape design will have to mitigate any negative landscape and visual impacts.	
	Population	0	There will be no impact on population.	
	Human Health	+	The policy will have a long term positive impact on	
	Cultural Heritage	+	The policy will have a long term positive impact on cultural heritage landscape design will have to ensure a sense of place is maintained and enhanced through an assessment of the site and its surrounding landscape/seascape/townscape character; and sympathetically incorporate existing key characteristics and features that contribute to landscape/seascape/townscape character.	
	Material Assets	+	The policy will have a long term positive impact on material assets. Landscape designs will have to ensure well connected active travel routes and areas of recreational / open space.	
<p>D6 – Historic Environment Policy protects, conserves and enhances the historic environment, ensuring new development respects the character, appearance and setting of the historic environment.</p>				
	Biodiversity	+	The policy will have a positive impact on biodiversity by protecting the natural spaces of historic assets, such as gardens, parkland and trees, which may be valuable for biodiversity. However likely to be limited opportunities for expansion or significant enhancement of these spaces.	
	Air	0	Unlikely to be any impact on air.	
	Climatic Factors	0	Unlikely to be any impact on climatic factors.	
	Soil	0	Unlikely to be any impact on soil.	
	Water	0	Unlikely to be any impact on water.	
	Landscape	++	The policy aims to protect, conserve and enhance the historic environment which includes areas of open space and the landscape setting of buildings. Long term positive impact on landscape.	
	Population	0	No impact on population.	
	Human Health	+	Within the Union Street Conservation Area and a small part of the Albyn Place/Rubislaw Conservation Area there are AQMAs. The policy will have a	

			positive long-term impact through conserving and enhancing historic open spaces. High quality historic environment may also improve mental health and wellbeing and quality of life.	
	Cultural Heritage	++	The policy will have a long term significantly positive impact on cultural heritage as the policy protects, conserves and enhances the historic environment in line with national guidance. Ensures developments on site are in keeping with the character and appearance and setting of the designated sites. The physical in situ preservation of all scheduled monuments and archaeological sites is supported.	
	Material Assets	0	Unlikely to be any impacts on material assets.	
D7 – Our Granite Heritage				
Policy seeks the retention and appropriate re-use, conversion and adaptation of all granite features, structures and buildings.				
	Biodiversity	0	Unlikely to be any impact on biodiversity.	
	Air	0 -	Unlikely to be any significant impact on air. Proposals to demolish buildings may have a small, localised short-term impact on air through the release of particulate matter.	Air particulate be managed through good site management
	Climatic Factors	0	Unlikely to be any significant impact on climate. The principle of retaining, reusing and adapting buildings will mean that embodied energy is retained.	
	Soil	0	Unlikely to be any significant impact on soil. Proposals to demolish buildings may have a small, localised short-term impact on soil sealing, erosion and compaction.	
	Water	0	No significant impact on water.	
	Landscape	+	The landscape character and local distinctive of Aberdeen is promoted by this policy which encourages the retention, reuse, conversion and adaption of granite features, structure and buildings. Policy will have a long term positive impact on landscape.	
	Population	+	Policy may have a long term positive impact on population, as the reuse, conversion and redevelopment of existing buildings will lead to an increase in housing stock, employment and/or leisure space.	
	Human Health	0	Unlikely to be any significant impact on air.	
	Cultural Heritage	++	The policy seeks to retain, reuse, convert and adapt granite features, structures and buildings. This will have a long term positive impact on historic buildings, archaeological sites and conservation areas, and on the landscape setting of Aberdeen or any historic features or sites.	

	Material Assets	+	There may be some positive long term impact on material assets. Positive impact on allowing sustainable use of resources including waste and energy through embodied energy.	
D8 – Windows and Doors				
Sets out high level principles which prioritise the repair and retention of doors and windows, followed by reinstatement and replacement where appropriate.				
	Biodiversity	0	Policy will not have any impacts on biodiversity.	
	Air	0	Policy will not have any impacts on air.	
	Climatic Factors	+	Repair and replacement of windows and doors may lead to a more air-tight structure, increasing energy efficiency and potentially reducing energy consumption. Policy promotes the principle of repair over replace, thereby saving the existing embodied energy and potentially reducing the energy consumption required in making new windows and doors. Therefore has the potential to have a positive impact on climate depending on the nature of proposals.	
	Soil	0	Policy will not have any impacts on soil.	
	Water	0	Policy will not have any impacts on water.	
	Landscape	0	Policy will not have any impacts on landscape.	
	Population	0	Policy will not have any impacts on population.	
	Human Health	0	Policy will not have any impacts on human health.	
	Cultural Heritage	++	Policy will have a significant positive impact on cultural heritage. Policy promotes the repair over replace principle, thereby helping to retain original historic fabric, detailing and craftsmanship.	
	Material Assets	+	Policy will have a positive impact on material assets across the city, by promoting the principle of good design in the repair and replacement of windows and doors.	
D9 – Shop Fronts				
Policy provides guidance on the design of shop fronts				
	Biodiversity	0	Policy will not have any impacts on biodiversity.	
	Air	0	Policy will not have any impacts on air.	
	Climatic Factors	0	Policy will not have any impacts on climate factors	
	Soil	0	Policy will not have any impacts on soil.	
	Water	0	Policy will not have any impacts on water.	

	Landscape	0	Policy will not have any impacts on landscape.	
	Population	0	Policy will not have any impacts on population.	
	Human Health	0	Policy will not have any impacts on human health.	
	Cultural Heritage	++	Policy will have a significant positive impact on cultural heritage. Policy expects high standards of design and promotes the retention, repair and restoration of existing historic shop fronts and features thereby retaining historic fabric, detailing and craftsmanship.	
	Material Assets	+	Policy will have a positive impact on material assets, as it promotes the principle of good design in shop fronts.	

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

Policy	Topic	Score	Comments	Mitigation/ Enhancement	
Sustainable Use of Resources					
R1 – Minerals					
Minerals Policy states that mineral extraction proposals are acceptable in principle, subject to strict criteria regarding impacts on amenity and the environment. Minerals sites are safeguarded from development that may sterilise them.					
	Biodiversity	+	This is primarily a protective policy which states developments will not be allowed if there will be a significant negative impact on local ecology. Safeguarding sites will also help to protect biodiversity on other sites. Restoration is also required to add to the environmental assets of the area which will have a positive impact.		
	Air	+	-	Quarrying operations are likely to release particulate matter into the air. However proposals will not be allowed if their have a significant negative impact on the amenity of the surrounding areas. Proposals are also required for appropriate control, mitigation and monitoring.	The policy asks for an assessment of possible effects and mitigation if required.
	Climatic Factors	+	Local extraction in Aberdeen City, which has a significant requirement for construction aggregate, will help to reduce transportation distances, which will have a positive effect on climate.		
	Soil	+	-	Quarrying operations are likely to have a negative impact on soil through loss and erosion, and potential contamination of the ground. However proposals will not be allowed if their have a significant negative impact on the local environment or the amenity of the surrounding areas. Proposals are also required for appropriate control, mitigation and monitoring.	Policy R5 require the preparation of site waste management plans which could contain details of how soils can be re-used.
	Water	+	-	Quarrying operations are likely to have a negative impact on water through potential contamination of waterbodies and ground water. However proposals will not be allowed if their have a significant negative impact on the local environment or the amenity of the surrounding areas. Proposals are also required for appropriate control, mitigation and monitoring.	
	Landscape	+	New quarry proposals are likely to have some impact on the immediate landscape. However policy is protective and states that development will not be		

			allowed if it has a negative impact on the landscape character. Policy also requires that restoration will take place concurrently with excavation, and that there will be an enhancement.	
	Population	0	No significant impact on population.	
	Human Health	0	The policy will have a neutral impact because it does not permit development that would have a negative impact on the amenity of any residential area. Where necessary, appropriate buffer zones are also required.	Quarry operations are also required to undertake health and safety procedures which are separate from the planning system.
	Cultural Heritage	0	No significant impact anticipated.	Other LDP policies will require the consideration of cultural issues.
	Material Assets	+ -	Likely to be mixed effects on material assets. Policy supports mineral extraction in principle, which will support large-scale construction projects in Aberdeen for housing, businesses and infrastructure. However there are restrictions in terms of location and operation which may restrict a quarrying business.	A proven shortage of mineral reserves in the area would be a material consideration in assessing planning applications.
<p>R2 Degraded and Contaminated Land Policy requires that all degraded (including visually) or contaminated land is either restored, reclaimed or remediated to a level suitable for its proposed use.</p>				
	Biodiversity	0	No significant impact on biodiversity	
	Air	0	No significant impact on air	
	Climatic Factors	0	No significant impact on climatic factors	
	Soil	++	There will be a significant positive impact on soil, as contaminated land is required to be remediated and soil health restored.	

	Water	+	Contaminated land may have a negative effect on water, and so its remediation may improve the health of the water environment, particularly groundwater.	
	Landscape	++	In the context of this policy, visual degradation is also required to be remediated, which will improve the appearance of eyesore sites around the city.	
	Population	0	No significant impact on population.	
	Human Health	++	Degraded and contaminated land may present a significant public health and safety risk from chemicals or dangerous structures; therefore its restoration will be have a significant long-term impact for communities.	
	Cultural Heritage	0	No significant impact on cultural heritage	
	Material Assets	0	No significant impact on cultural material assets	
<p>R3 New Waste Management Facilities Proposals for new waste management facilities will be supported provided they conform to the Zero Waste Plan and Aberdeen Waste Strategy; meet a clear need; do not compromise health and safety and minimise the transport of waste from its source. Policy requires waste to be managed as high up the waste hierarchy as possible. New sites are identified.</p>				
	Biodiversity	0	In general waste facilities are encouraged to locate in existing business and industrial areas, so impact on biodiversity are likely to be insignificant.	
	Air	+	-	Construction of new waste facilities is likely to result in the temporary release of particulate matter. It also requires the transport of waste to be minimised, helping to reduce emissions from operational vehicles.
	Climatic Factors	+	Policy requires the minimisation of transport of waste, helping to reduce pollutants from operational vehicles. Whilst the processing of waste requires more energy than sending it to landfill, the waste hierarchy encourages renewable energy use through EfW and landfill gas use. Reducing landfill will significantly reduce methane.	
	Soil	+	-	Although there is the potential for contamination of the soil from waste management, policy requires the proper control, mitigation and monitoring of landfill proposals as well as restoration.
				Waste operations are also subject to licensing arrangements with SEPA

				which are separate from the planning system.
	Water	-	New development of waste management facilities will require greater water abstraction to service it, increase run-off and lead to the potential contamination from wastes. However policy requires the proper control, mitigation and monitoring of landfill proposals.	Waste operations are also subject to licensing arrangements with SEPA which are separate from the planning system.
	Landscape	0	This policy discourages landfill and other waste facilities are directed to business and industrial areas, so effects are likely to be neutral.	
	Population	0	Unlikely to be any significant effect on population.	
	Human Health	0	Operational health and safety are mentioned specifically in the policy. Public health issues such as the control of run-off and emissions are more likely to be dealt with through licensing arrangements.	Waste operations are also subject to licensing arrangements with SEPA which are separate from the planning system.
	Cultural Heritage	0	Unlikely to be any significant effects on cultural heritage.	
	Material Assets	++	Policy encourages the provision of modern waste management facilities for Aberdeen, to promote the waste hierarchy, divert waste from landfill and allow for energy production.	
<p>R4 Energy from Waste Supports the principle of energy from waste facilities in Aberdeen. Sets out the criteria which will be used to assess applications for energy from waste facilities. Requires consideration to be given to connection with heat networks. Site identified for EfW (East Tullis) has been assessed separately.</p>				
	Biodiversity	0	Energy from waste facilities should be located in existing business and industrial areas, so impact on biodiversity are likely to be insignificant.	
	Air	0	There is likely to be some impact on air quality, but reserving the sites for waste facilities as opposed to more general business and industrial use will have no significant impact on air quality. Modern waste facilities are tightly regulated in	

			relation acceptable emissions and impact on air quality; therefore this is not an issue for planning.	
	Climatic Factors	+	These new waste facilities (including recycling and energy from waste) will help to reduce the amount of waste sent to landfill, which will reduce methane (a GHG) emissions from landfill sites. The policy also includes the requirement that waste heat will contribute to heat networks, which will also help to make sustainable use of resources and have a positive impact on climate.	
	Soil	+	Potential contamination issues are dealt with through licensing arrangements rather than planning. Waste facilities which help to reduce the amount of waste going to landfill will have an overall and long-term positive impact on soil quality.	
	Water	-	New facilities will require water abstraction to service them. Potential water contamination issues are dealt with through licensing arrangements rather than planning.	Waste operations are also subject to licensing arrangements with SEPA which are separate from the planning system.
	Landscape	0	Waste sites have been directed to business and industrial areas, so there is unlikely to be any significant impact on landscape.	
	Population	0	Unlikely to have any significant impact on population.	
	Human Health	0	Unlikely that these facilities will impact on human health; modern waste facilities are operated to high standards and issues such as the control of emissions and run-off are more likely to be dealt with through licensing arrangements.	
	Cultural Heritage	0	Unlikely to be any significant impact on cultural heritage.	
	Material Assets	+	The policy identifies sites for the provision of modern and up to date waste management facilities which will promote the waste hierarchy, divert waste from landfill and allow for energy production.	
R5 Waste Management Requirements for New Developments Sets out the waste management requirements for new development.				

	Biodiversity	0	Policy is unlikely to have any impact on biodiversity.	
	Air	0	Policy is unlikely to have any impact on air.	
	Climatic Factors	+	Policy requires that large commercial developments and supermarkets etc. should provide recycling facilities, which will help to reduce the amount of waste going to landfill, which will have positive benefits for climate through the reuse of resources and limiting the amount of methane (a GHG) released from landfill.	
	Soil	+	Policy requires that large commercial developments and supermarkets etc. should provide recycling facilities, which will help to reduce the amount of waste going to landfill, which will have positive benefits for soil in terms of limiting the amount of land given over to landfill.	
	Water	0	Policy unlikely to have any impact on water.	
	Landscape	0	Policy is unlikely to have any impact on landscape.	
	Population	0	Unlikely to have any significant effects on population.	
	Human Health	0	Policy is unlikely to have any effect on human health	
	Cultural Heritage	0	Policy is unlikely to have any impact on cultural heritage.	
	Material Assets	+	Policy will have a positive effect on material assets, ensuring that facilities for recycling and composting are available to the population, helping to promote resource reuse and efficiency and reducing residual waste.	
Policy	Topic	Score	Comments	Mitigation/ Enhancement
R6 – Low and Zero Carbon Buildings, and Water Efficiency Aims to reduce the impact of new development on the environment by generating energy through LZCGT and requiring the use of water saving technology				
	Biodiversity	++	Policy requires water saving technologies, which will have a significantly positive long term impact on biodiversity. There will be a positive impact on the River Dee by minimising the amount of water which requires to be abstracted, which can have a negative impact on qualifying species.	

Air	++	There will be a significant positive impact on air by directly helping to reduce emissions through the generation of energy from renewable or passive sources such as solar, wind and biomass.
Climatic Factors	++	There will be a significantly positive long term impact on climatic factors. LZCGT directly help to reduce energy consumption and promote the efficient use of energy and water, minimising GHG emissions. May help to reduce flooding through grey water solutions which direct rainwater away from public drains and stores it.
Soil	0	Policy will have no impact on soils.
Water	++	There will be a significant positive impact on water. Policy directly supports sustainable use of water and helps to mitigate droughts through reducing abstraction demands on the River Dee. Reduced water use will also indirectly reduce the pressure on existing Waste Water Treatment Plants.
Landscape	0	Policy will have no impact on landscape.
Population	+	Will help to promote economic growth and job opportunities through supporting Aberdeen's important renewables sector.
Human Health	0	Policy will have no impact on human health.
Cultural Heritage	0	Policy will have no impact on cultural heritage.
Material Assets	++	Policy will have a long term significantly positive impact on material assets. Policy actively supports the sustainable use of energy and resources; encourages the provision of modern technologies in new development, which will continue to provide lasting benefits during the life of the building.

R7 – Renewable and Low Carbon Energy Developments

Supports renewable and low carbon energy in principle; sets out the criteria against which they will be assessed. Policy is very broad, covering all possible forms of renewable energy development; much of the impact is therefore uncertain at this stage and depends on the type and design of proposals.

Biodiversity	?	Certain types of renewables are likely to have a negative impact on protected sites or species, for example hydro-electric energy generation. However, these impacts are uncertain at this stage and will depend on the development type.
Air	++	Policy will have a long term significantly positive impact on air. Developments are likely to release limited amounts of particulate matter during construction; this is greatly outweighed by the operation of the development, where the purpose is to generate energy with limited emissions.
Climatic Factors	++	Policy will have a long term significantly positive impact on climatic factors. This policy directly supports developments designed to reduce Green House Emissions. Supported by guidance documents which prevents any impact on peat soils or flood risk areas.

	Soil	?	May be a very limited impact on soil, through the construction of certain types of renewable energy development. These impacts are uncertain at this stage.	
	Water	0 ?	Certain types of renewables are likely to have a physical impact on watercourses or the coastline for example hydroelectric. However these impacts are uncertain at present and in general there will be no impact.	
	Landscape	0	Some forms of development, such as wind turbines or solar, may have a negative impact on the landscape setting of the city. In general, renewable energy developments tend to be very large structures that often intrude into the landscape. The policy notes development, and additionally infrastructure associated with solar and wind developments must not result in a significant cumulative effect on landscape character. Overall, the policy will have no impact on landscape.	
	Population	+	The policy will have long term positive impact on population. Policy will help to promote economic growth and job opportunities through supporting Aberdeen's important renewables sector, and diversifying the economy.	
	Human Health	0	Policy will have no impact human health	
	Cultural Heritage	0	Policy will have no impact on cultural heritage. The policy notes proposals will not cause significant harm to the character and appearance of listed buildings and conservation areas.	
	Material Assets	++	Policy will have a long term significantly positive impact on material assets. The policy actively supports sustainable use of energy and resources. Supports the provision of modern and sophisticated energy generation infrastructure for Aberdeen.	

R8 – Heat Networks

Encourages and supports the development of heat networks, connecting to existing heat networks and the safeguarding of land for heat networks.

	Biodiversity	0	Policy will have no impact on biodiversity.	
	Air	?	Policy could have a negative impact on air as it allows fossil fuel powered plants but only where these will be decommissioned once the plant is connected to the heat network. The timeframe for this is unknown.	
	Climatic Factors	++	Policy will have a long term significantly positive impact on climatic factors. This policy directly supports developments designed to reduce Green House Emissions.	
	Soil	0	Policy will have no impact on soil.	
	Water	0	Policy will have no impact on water.	
	Landscape	0	Policy will have no impact on landscape.	

	Population	++	Policy will have a long term significantly positive impact on population. The policy will ensure fuel security for people connected to a heat network.	
	Human Health	++	Policy will have a long term significantly positive impact on human health. The policy will ensure fuel security for people connected to a heat network.	
	Cultural Heritage	0	Policy will have no impact on cultural heritage.	
	Material Assets	+	Policy will have a long term positive impact on material assets. The policy ensures development of, connection to or forward planning to provide heat networks. Thereby increasing the efficiency of heat capture from hot spots and the performance of buildings.	

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

Policy	Topic	Score	Comments	Mitigation/ Enhancement
Meeting Housing and Community Needs				
H1 Residential Areas				
Policy supports development in existing residential areas and identifies criteria to assess if development is acceptable. H1 areas are identified in the Proposals Map based on their characteristics as largely residential in nature.				
	Biodiversity	+	Policy seeks to prevent loss of valuable open space in residential areas.	
	Air	0	Policy directs new householder and residential development to existing residential areas. Direct impact on air quality negligible.	
	Climatic Factors	0	Policy directs new householder and residential development to existing residential areas. Direct impact on climatic factors negligible.	
	Soil	0	Policy directs new householder and residential development to existing residential areas. Direct impact on soils negligible.	
	Water	0	Policy directs new householder and residential development to existing residential areas. Direct impact on water quality negligible.	
	Landscape	0	Policy directs new householder and residential development to existing residential areas. Direct impact on landscape negligible.	
	Population	+	Policy seeks to preserve residential amenity to the benefit of residents.	
	Human Health	+	Policy seeks to preserve residential amenity to the benefit of residents.	
	Cultural Heritage	0	Policy directs new householder and residential development to existing residential areas. Direct impact on cultural heritage negligible.	
	Material Assets	0	Policy directs new householder and residential development to existing residential areas. Direct impact on material assets negligible.	
H2 Mixed Use Areas				
This policy seeks a harmony between the different uses in an area. It identifies criteria to assess if development is acceptable in mixed use areas.				
	Biodiversity	0	Policy regulates development proposals and does not enable new development. Direct impact on biodiversity negligible.	
	Air	0	Policy regulates development proposals and does not enable new development. Direct impact on air quality negligible.	

	Climatic Factors	0	Policy regulates development proposals and does not enable new development. Direct impact on climatic factors negligible.	
	Soil	0	Policy regulates development proposals and does not enable new development. Direct impact on soils negligible.	
	Water	0	Policy regulates development proposals and does not enable new development. Direct impact on water quality negligible.	
	Landscape	0	Policy regulates development proposals and does not enable new development. Direct impact on landscape negligible.	
	Population	+	Policy seeks to achieve a harmony of mixed uses in areas identified as H2.	
	Human Health	+	Policy seeks to achieve a harmony of mixed uses in areas identified as H2.	
	Cultural Heritage	0	Policy regulates development proposals and does not enable new development. Direct impact on cultural heritage negligible.	
	Material Assets	+	Policy seeks to maintain the harmony of uses between residential and non-residential use. Also accommodates location of non-residential uses (businesses, services) to serve residential uses.	
H3 Density				
Policy sets out an expected density for new developments of at least 50 dwellings per hectare.				
	Biodiversity	0	Policy regulates proposals by setting density level for new residential development and does not enable new development. No direct impact upon biodiversity.	
	Air	0	Policy regulates proposals by setting density level for new residential development and does not enable new development. No direct impact upon air quality.	
	Climatic Factors	0	Policy regulates proposals by setting density level for new residential development and does not enable new development. No direct impact upon climatic factors.	
	Soil	0	Policy regulates proposals by setting density level for new residential development and does not enable new development. No direct impact upon soils.	
	Water	0	Policy regulates proposals by setting density level for new residential development and does not enable new development. No direct impact upon water quality.	
	Landscape	+	Policy regulates proposals by setting density level for new residential development and does not enable new development. Policy will also help to reduce low-density sprawling patterns of development which will help to protect Aberdeen's landscape setting.	

	Population	0	Policy regulates proposals by setting density level for new residential development and does not enable new development. No direct impact upon the population.	
	Human Health	0	Policy regulates proposals by setting density level for new residential development and does not enable new development. No direct impact upon health.	
	Cultural Heritage	0	Policy regulates proposals by setting density level for new residential development and does not enable new development. No direct impact upon cultural heritage.	
	Material Assets	+	Policy will help to make the most sustainable and efficient use of land and infrastructure.	
<p>H4 Housing Mix and Need Policy specifies that an appropriate mix of housing types must be provided in new developments and a relevant mix of type and tenure to meet local need.</p>				
	Biodiversity	0	Policy regulates proposals by setting a requirement for adequate housing mix in new residential development and does not enable new development. No direct impact upon biodiversity.	
	Air	0	Policy regulates proposals by setting density level for new residential development and does not enable new development. No direct impact upon air quality.	
	Climatic Factors	0	Policy regulates proposals by setting density level for new residential development and does not enable new development. No direct impact upon climatic factors.	
	Soil	0	Policy regulates proposals by setting density level for new residential development and does not enable new development. No direct impact upon soils.	
	Water	0	Policy regulates proposals by setting density level for new residential development and does not enable new development. No direct impact upon water quality.	
	Landscape	0	Policy regulates proposals by setting density level for new residential development and does not enable new development. No direct impact upon the landscape.	
	Population	++	By requiring a suitable mix of housing type and tenure, the local population will have a greater choice of housing in the city. This may also encourage people to relocate to Aberdeen.	
	Human Health	+	By requiring a suitable mix of housing type and tenure to meet local housing need, human health can be improved by delivering improved housing stock.	

	Cultural Heritage	0	Policy regulates proposals by setting density level for new residential development and does not enable new development. No direct impact upon cultural heritage.	
	Material Assets	0	Policy regulates proposals by setting density level for new residential development and does not enable new development. No direct impact upon material assets.	
H5 Affordable Housing				
Policy requires the 25% of new housing proposals to be provided as affordable housing.				
	Biodiversity	0	Policy ensures 25% of development proposals is delivered as affordable housing and does not enable new development. No direct impact upon biodiversity.	
	Air	0	Policy ensures 25% of development proposals is delivered as affordable housing and does not enable new development. No direct impact upon air quality.	
	Climatic Factors	0	Policy ensures 25% of development proposals is delivered as affordable housing and does not enable new development. No direct impact upon climatic factors.	
	Soil	0	Policy ensures 25% of development proposals is delivered as affordable housing and does not enable new development. No direct impact upon soils.	
	Water	0	Policy ensures 25% of development proposals is delivered as affordable housing and does not enable new development. No direct impact upon water quality.	
	Landscape	0	Policy ensures 25% of development proposals is delivered as affordable housing and does not enable new development. No direct impact upon landscape.	
	Population	++	By requiring a level of affordable housing, the local population will have a greater choice of housing in the city. This may also encourage people to relocate to Aberdeen.	
	Human Health	+	By requiring a level of affordable housing to meet local housing need, human health can be improved by delivering improved housing stock	
	Cultural Heritage	0	Policy ensures 25% of development proposals is delivered as affordable housing and does not enable new development. No direct impact upon cultural heritage.	
	Material Assets	+	Policy ensures 25% of development proposals is delivered as affordable housing – this may increase social/public sector housing stock in the City.	
H6 Gypsy and Traveller Sites				
Policy sets out the criteria for the delivery of new Gypsy/Traveller caravan sites.				
	Biodiversity	?	It is likely that the development of a Gypsy & Traveller site will have impacts on habitats, species, green networks and/or woodland, depending on the location,	Landscaping and open space provision will apply in line with other development proposals

			through the development of hardstanding, access and security. Specific impacts are uncertain.	to ensure biodiversity is supported.
Air	-		Development of a Gypsy & Traveller site is likely to have a short-term negative impact on air through the release of particulate matter during construction, and an increase in vehicular traffic once it is built.	Construction methods and traffic impacts will be assessed prior to development. We will encourage sustainable travel methods to minimise air pollution resulting from development.
Climatic Factors	?		Development of a Gypsy & Traveller site is likely to have some impact on climatic factors through operation of the site. However, compared to permanent/ open market housing developments impacts are less predictable due to transient nature.	On-site mitigation measure such as traffic, energy efficiency and landscaping will apply in line with other development proposals.
Soil	-		Development of the site may result in short-term sealing, erosion and compaction.	
Water	- +		Development is likely to result in additional water abstraction to serve the site and may increase surface water run-off. Connection to the public sewerage system so water-borne pollution is less likely.	
Landscape	0		Policy identifies location and criteria for delivery of suitable sites for Gypsy and Traveller sites as part of existing development sites. No significant impact upon the landscape.	
Population	+		By identifying location and criteria for Gypsy and Traveller sites, the needs of one section of the city's population can be met.	
Human Health	+		By identifying location and criteria for Gypsy and Traveller sites, the needs of one section of the city's population can be improved.	
Cultural Heritage	0		Policy identifies location and criteria for delivery of suitable sites for Gypsy and Traveller sites as part of existing development sites. No significant impact upon cultural heritage.	
Material Assets	0		Policy identifies location and criteria for delivery of suitable sites for Gypsy and Traveller sites as part of existing development sites. No significant impact upon material assets.	
H7 Student Accommodation Developments				

Policy sets criteria for assessing student accommodation proposals to ensure adequate level of amenity.				
Biodiversity	?		The Spatial Strategy of the Plan is supportive of brownfield sites for new development. In this case, impacts on biodiversity should be limited, but impacts of development on biodiversity cannot be ruled out.	Natural Heritage (Policy NE3) ensures sites and species of natural value are protected.
Air	-	+	Development is likely to have a short-term negative impact on air through the release of particulate matter during construction, and a possible increase in vehicular traffic once it is built.	Sustainable construction methods will be supported. Proposals will also be assessed for adequate sustainable and active travel (Policy T2).
Climatic Factors	0		Policy is designed to assess proposals for potential student accommodation development and does not enable new development. Direct impact upon climatic factors negligible.	
Soil	?		The Spatial Strategy of the Plan is supportive of brownfield sites for new development. In this case, impacts on biodiversity should be limited, but impacts of development on soils cannot be ruled out.	Sustainable construction methods will be supported.
Water	-	+	Development is likely to result in additional water abstraction to serve the site and may increase surface water run-off. Requirement for connection to the public sewerage system so water-borne pollution is less likely.	Water saving technologies in new development will be a requirement of Policy R6.
Landscape	0		Policy is designed to assess proposals for potential student accommodation development and does not enable new development. Direct impact upon the landscape negligible.	
Population	++		Ensuring good quality student accommodation is accepted in the city can help to support the local student population and encourage more students to the city.	
Human Health	+		Ensuring good quality student accommodation is accepted in the city can improve living conditions	
Cultural Heritage	0		Policy is designed to assess proposals for potential student accommodation development and does not enable new development. Direct impact upon cultural heritage negligible.	
Material Assets	0		Policy is designed to assess proposals for potential student accommodation development and does not enable new development. Direct impact upon material assets negligible.	

H8 Houses in Multiple Occupation and Overprovision

Policy provides guidance for HMOs and assessment of cumulative concentration.

Biodiversity	0	Policy is designed to assess proposals for potential Houses in Multiple Occupation, typically in existing housing, and does not enable new development. HMO properties likely to be existing properties seeking permission for this status. Direct impact upon biodiversity negligible.	
Air	- +	Intensification of residency at a single property may lead to an increased demand for car access/ parking.	The suitability of car parking on/near the site will be considered as part of the application for the HMO under Policy H8 and sustainable travel under T2.
Climatic Factors	0	Policy is designed to assess proposals for potential Houses in Multiple Occupation, typically in existing housing, and does not enable new development. HMO properties likely to be existing properties seeking permission for this status. Direct impact upon climatic factors negligible	
Soil	0	Policy is designed to assess proposals for potential Houses in Multiple Occupation, typically in existing housing, and does not enable new development. HMO properties likely to be existing properties seeking permission for this status. Direct impact upon soils negligible	
Water	0	Policy is designed to assess proposals for potential Houses in Multiple Occupation, typically in existing housing, and does not enable new development. HMO properties likely to be existing properties seeking permission for this status. Direct impact upon water negligible	
Landscape	0	Policy is designed to assess proposals for potential Houses in Multiple Occupation, typically in existing housing, and does not enable new development. HMO properties likely to be existing properties seeking permission for this status. Direct impact upon the landscape negligible	
Population	?	Policy seeks to manage proposals for HMOs in order to maintain good standard of living for existing residents, however excessive concentration criteria restricting further HMOs potentially excludes others.	
Human Health	+	Policy seeks to maintain a good standard of living for HMO properties. Positive impact on human health expected.	
Cultural Heritage	0	Policy is designed to assess proposals for potential Houses in Multiple Occupation, typically in existing housing, and does not enable new development.	

			HMO properties likely to be existing properties seeking permission for this status. Direct impact upon cultural heritage negligible	
	Material Assets	0	Policy is designed to assess proposals for potential Houses in Multiple Occupation, typically in existing housing, and does not enable new development. HMO properties likely to be existing properties seeking permission for this status. Direct impact upon material assets negligible	
Policy	Topic	Score	Comments	Mitigation/ Enhancement
Community Facilities				
CF1 Existing Community Sites and Facilities				
Policy safeguards existing community facilities for these uses and permits extensions to existing uses.				
	Biodiversity	0	Policy seeks to safeguard existing uses. No direct impact on biodiversity expected.	
	Air	0	Policy seeks to safeguard existing uses. No direct impact on air quality expected.	
	Climatic Factors	0	Policy seeks to safeguard existing uses. No direct impact on climatic factors expected.	
	Soil	0	Policy seeks to safeguard existing uses. No direct impact on soils expected.	
	Water	0	Policy seeks to safeguard existing uses. No direct impact on water expected.	
	Landscape	0	Policy seeks to safeguard existing uses. No direct impact on landscape expected.	
	Population	++	Safeguarding important facilities for community use helps to support the local population.	
	Human Health	+	Safeguarding important facilities for community use can promote social inclusion, education and overall wellbeing.	
	Cultural Heritage	+	Some sites identified under CF1 are valued locally (schools, libraries, community buildings) and can contribute to overall cultural heritage of the city.	
	Material Assets	++	Protection of community facilities likely to lead to positive impact on material assets. Extension or redevelopment of existing buildings can contribute to a modern building stock for communities to use.	
CF2 New Community Sites and Facilities				
Supports proposals for new community facilities in principle, identifies some opportunity sites for the development of new facilities, and ensures sites are reserved in new masterplans for necessary community facilities.				
	Biodiversity	?	Although the policy supports development of new community facilities in principle, exact development and locations are not specified via policy. Impact upon biodiversity unknown.	

	Air	?	Although the policy supports development of new community facilities in principle, exact development and locations are not specified via policy. Impact upon air quality unknown.	
	Climatic Factors	?	Although the policy supports development of new community facilities in principle, exact development and locations are not specified via policy. Impact upon climatic factors unknown.	
	Soil	?	Although the policy supports development of new community facilities in principle, exact development and locations are not specified via policy. Impact upon soils unknown.	
	Water	?	Although the policy supports development of new community facilities in principle, exact development and locations are not specified via policy. Impact upon water unknown.	
	Landscape	?	Although the policy supports development of new community facilities in principle, exact development and locations are not specified via policy. Impact upon the landscape unknown.	
	Population	++	Supporting delivery of important facilities for community use helps to support the local population.	
	Human Health	+	Supporting delivery of important facilities for community use can promote social inclusion, education and overall wellbeing	
	Cultural Heritage	0	Although the policy supports development of new community facilities in principle, exact development and locations are not specified via policy. Impact upon likely to be negligible.	
	Material Assets	+	Supporting delivery of important facilities for community use may support existing assets by enhancing the area or attracting people to it.	

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

Policy	Topic	Score	Comments	Mitigation/Enhancement
Vibrant City				
VC1 – Vibrant City				
Policy supports the development of, including extension to, city centre activities which support the vibrancy and vitality of the city centre throughout the day and into the evening in conjunction with the City Centre Masterplan.				
	Biodiversity	0	Policy will not have any effect on biodiversity.	
	Air	0	Policy will not have any effect on air.	
	Climatic Factors	0	Policy will not have any effect on climatic factors.	
	Soil	0	Policy will not have any effect on soil.	
	Water	0	Policy will not have any effect on water.	
	Landscape	0	Policy will not have any effect on landscape.	
	Population	+	Policy will have a positive impact on population due to diversifying the mix of activities located within the city centre in the evening and night, improving inclusive access and safety. Extending the opening hours of day time activities may have a negative impact on city centre residents, however the policy also states suitable residential amenity needs to be achieved or maintained.	
	Human Health	+	Policy will have a positive impact on human health by ensuring residential amenity can be achieved or maintained.	
	Cultural Heritage	0	Policy will not have any effect on cultural heritage.	
	Material Assets	+	Policy will have a positive impact on material assets as it promotes a safe and inclusive environment for all.	
VC2 – Tourism and Culture				
Policy supports proposals for new or expanded visitor attractions and cultural activities. As these will likely be high footfall generating developments, it is expected				

that these will be located in the city centre unless there are activity or locality specific justifications.				
	Biodiversity	+	<p>Policy will have some indirect positive impacts by encouraging significant footfall-generating uses to be located within the city centre. Policy protects habitats and greenfield sites outwith the City Centre, or on the edge of the city from development.</p> <p>Unlikely to impact on the conservation objectives of the River Dee because development will be on brownfield sites. May be some opportunities for enhancement of green networks if good design principles are incorporated into new development.</p>	Development may provide opportunity to remedy condition of site in respect of contamination.
	Air	-	Policy may increase vehicle traffic into the City Centre, compounding existing congestion and air quality issues. Likely to impact on the City Centre Air Quality Management Area. Travel to these attractions and facilities can be achieved by active travel and public transport, thereby reducing car trips.	LDP will include Sustainable and Active Travel policies to promote walking, cycling and public transport. A transport strategy (Sustainable Urban Mobility Plan) for the city centre will be adopted and will complement the City Centre Masterplan. Air Quality policy ensures new development will not negatively affect AQMAs.
	Climatic Factors	+	Policy encourages development in the city centre. This will help to reduce congestion and emission of greenhouse gases due to accessibility and proximity to major public transport hubs. Some parts of the City Centre are vulnerable to localised short-term flooding, such as the Denburn area	<p>Positive impact on climate will be enhanced by the creation of the SUMP which will make it easier to move around the City Centre efficiently, making it more attractive</p> <p>Development must incorporate sustainable active travel in line with Policies T2 and T3.</p>
	Soil	-	Development will be on brownfield sites, likely to have some short term negative impacts through soil sealing, compaction and erosion.	Development must minimise waste in line with Policy R5.

Water	-	New and /or expanded development in the City Centre is likely to increase demand for water abstraction from the River Dee where there is an intensification of use. Unlikely to impact on run-off, water borne pollution or watercourses.	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R7.</p> <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>
Landscape	+	Policy will have a positive effect in reducing urban sprawl by encouraging visitor attraction and facilities to be located in the City Centre. Impact on landscape setting dependent on design and scale of proposed developments	
Population	+	Policy will help to attract people of all diversities and ages into the City Centre, providing visitor attraction and facilities for all in a highly accessible location.	
Human Health	+	Policy will have a positive impact on human health. People who participate in culture or attend cultural places or events are more likely to report good health and life satisfaction than those who do not.	
Cultural Heritage	+ -	Impact on City Centre conservation area and listed buildings will be dependent on the design and scale of the proposed development. In general, is likely to enhance cultural heritage and encourage the reuse of historic buildings. There is also likely to be an increased understanding and appreciation of the historic environment from the public. It may also have negative impacts through increased pressure on the fabric of the historic environment resource through increased usage.	<p>Design and scale of development must be appropriate for the site in line with policies D1 and D2.</p> <p>Aberdeen City Council is also committed to sustainable tourism and would direct visitors to the various visitor attractions and facilities.</p>
Material Assets	+	Development will result in a positive effect on material assets. Other positive impacts on material assets will be dependent on the design.	

VC3 – Network of Centres

Policy sets out the hierarchy of centres and encourages significant footfall generating development to be located sequentially within a designated centre, and edge of centre

	Biodiversity	+	<p>Development will have some indirect positive impacts by encouraging significant footfall-generating uses to be located within the city centre or a designated centre. Policy protects habitats and greenfield sites outwith the CC, a designated centre or on the edge of the city from development.</p> <p>Unlikely to impact on the conservation objectives of the River Dee because development will likely be on brownfield sites. May be some opportunities for enhancement of green networks if good design principles are incorporated into new development.</p>	
	Air	- +	<p>Policy likely to increase vehicle traffic into the City Centre, compounding existing congestion and air quality issues. Likely to impact on City Centre AQMA.</p> <p>However in general by clustering footfall generating uses together in designated centres, there will be reduced car trips and more opportunities for public transport and sustainable and active travel.</p>	<p>LDP will include Sustainable and Active Travel policies to promote walking, cycling and public transport. A transport strategy (Sustainable Urban Mobility Plan) for the city centre will be adopted and will complement the City Centre Masterplan. Air Quality policy ensures new development will not negatively affect AQMAs.</p>
	Climatic Factors	+	<p>Encouraging development in designated centres will help to reduce congestion and emission of greenhouse gases due to accessibility and proximity to major public transport hubs. Some parts of the City Centre are vulnerable to localised short-term flooding, such as the Denburn area</p>	<p>Positive impact on climate will be enhanced by the creation of the SUMP which will make it easier to move around the City Centre efficiently, making it more attractive.</p> <p>Development must incorporate sustainable active travel in line with Policies T2 and T3.</p>

	Soil	-	Development will be on brownfield sites, likely to have some short term negative impacts through soil sealing, compaction and erosion. Likely effect on waste relates to the Councils Waste Strategy and the positive inroads this is making in terms of reduce, reuse and recycle.	Development must minimise waste in line with Policy R5.
	Water	-	New and /or expanded development in the City Centre and existing centres is likely to increase demand for water abstraction from the River Dee where there is intensification of use. A significant proportion will be on brownfield sites where there is limited space to increase floorspace substantially. Unlikely to impact on run-off, water borne pollution or watercourses.	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R7.</p> <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>
	Landscape	+	Policy will have a positive effect in reducing urban sprawl by encouraging high footfall generating developments to locate in the City Centre and relevant designated centre. Impact on landscape setting dependent on design and scale of proposed developments	
	Population	+	Policy will help to attract a large number of people of all diversities and ages into the City Centre and other designated centres, providing retail, leisure, employment, cultural and residential opportunities for all in a highly accessible location.	
	Human Health	+ -	May be some negative impact on human health through adverse effect on air quality in the City Centre. Unlikely to provide open space or sporting facilities. However, having a concentration of high footfall generating developments in close proximity in an accessible location will encourage walking over car borne journeys.	
	Cultural Heritage	- +	Impact on City Centre conservation area and listed buildings will be dependent on the design and scale of the proposed development. In general, is likely to	

			enhance cultural heritage and encourage the reuse of historic buildings.	
	Material Assets	++	New development will result in a significant positive effect on material assets, very likely to provide new and improved residential, employment and community facilities. Other positive impacts on material assets will be dependent on the design.	
VC4 – City Centre and Retail Core				
Policy encourages high footfall generating uses to be sequentially located in the City Centre and for major retail developments to be located within the Retail Core.				
	Biodiversity	+	Development will have some indirect positive impacts by encouraging significant footfall-generating uses to be located within the city centre or a designated centre. Policy protects habitats and greenfield sites outwith the CC, a designated centre or on the edge of the city from development. Unlikely to impact on the conservation objectives of the River Dee because development will be on brownfield sites. May be some opportunities for enhancement of green networks if good design principles are incorporated into new development.	
	Air	- +	Policy likely to increase vehicle traffic into the City Centre, compounding existing congestion and air quality issues. Likely to impact on City Centre AQMA. However in general by clustering footfall generating uses together in designated centres, there will be reduced car trips and more opportunities for public transport and sustainable and active travel.	LDP will include Sustainable and Active Travel policies to promote walking, cycling and public transport. A transport strategy (Sustainable Urban Mobility Plan) for the city centre will be adopted and will complement the City Centre Masterplan. Air Quality policy ensures new development will not negatively affect AQMAs.
	Climatic Factors	+	Encouraging development in designated centres will help to reduce congestion and emission of greenhouse gases due to accessibility and proximity to major public transport hubs. Some parts of the City Centre are vulnerable to localised	Positive impact on climate will be enhanced by the creation of the SUMP which will make it easier to move around the City Centre

			short-term flooding, such as the Denburn area	efficiently, making it more attractive. Development must incorporate sustainable active travel in line with Policies T2 and T3.
	Soil	-	Development will be on brownfield sites, likely to have some short term negative impacts through soil sealing, compaction and erosion. Likely effect on waste relates to the Councils Waste Strategy and the positive inroads this is making in terms of reduce, reuse and recycle.	Development must minimise waste in line with Policy R5.
	Water	-	New and /or expanded development in the City Centre is likely to increase demand for water abstraction from the River Dee where there is intensification of use. A significant proportion will be on brownfield sites where there is limited space to increase floorspace substantially. Unlikely to impact on run-off, water borne pollution or watercourses.	Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels. All new development must install water-saving technologies in accordance with Policy R7. Where there is potential for pollution of the water environment the City Council will liaise with SEPA.
	Landscape	+	Policy will have a positive effect in reducing urban sprawl by encouraging high footfall generating developments to locate in the City Centre and relevant designated centre. Impact on landscape setting dependent on design and scale of proposed developments	
	Population	+	Policy will help to attract a large number of people of all diversities and ages into the City Centre and other designated centres, providing retail, leisure, employment, cultural and residential opportunities for all in a highly accessible location.	
	Human Health	+ -	May be some negative impact on human health through adverse effect on air quality in the City Centre. Unlikely to provide open space or sporting facilities.	

				However, having a concentration of high footfall generating developments in close proximity in an accessible location will encourage walking over car borne journeys.	
	Cultural Heritage	-	+	Impact on City Centre conservation area and listed buildings will be dependent on the design and scale of the proposed development. In general, is likely to enhance cultural heritage and encourage the reuse of historic buildings.	
	Material Assets	++		New development will result in a significant positive effect on material assets, very likely to provide new and improved residential, employment and community facilities. Other positive impacts on material assets will be dependent on the design.	

VC5 – City Centre Living

Policy outlines criteria for City Centre Living to ensure suitable residential amenity can be achieved. Policy supports the principle of residential uses in the city centre.

	Biodiversity	0		Policy will not have any effect on biodiversity.	
	Air	0		Policy will not have any effect on air.	
	Climatic Factors	0		Policy will not have any effect on climatic factors.	
	Soil	0		Policy will not have any effect on soil.	
	Water	0		Increasing the number of residents in the city centre.	
	Landscape	0		Policy will not have any effect on landscape.	
	Population	0		Policy will not have any effect on population.	
	Human Health	+		Policy will have a positive impact on human health as it ensures suitable residential amenity can be achieved or maintained.	
	Cultural Heritage	+	-	Policy may have both positive impacts because it encourages the reuse of listed buildings. It may also have negative impacts for example the effect of conversion of upper floors on Union Street which comprises a number of listed buildings.	Any work to listed buildings or in a conservation area must be carried out sensitively. This is supported by policy D6 Historic Environment.

	Material Assets	+	New development will result in a positive effect on material assets, likely to provide new and improved residential uses. Other positive impacts on material assets will be dependent on the design.		
VC6 – West End Area					
Policy promotes the area zoned as VC6 as a location for a mix of uses including residential, business (class 4), food and drink (class 3) and other commercial uses.					
	Biodiversity	0	Policy will have no effect on biodiversity.		
	Air	+	-	Policy actively encourages mixed use development, which will increase the number of people in the area. This may have a negative impact on carbon footprint and air quality as more people may use their private car. However, the west end is located in close proximity to the city centre and is served by public transport therefore this will have a positive impact on air.	New developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport, in line with Policy T2.
	Climatic Factors	0	Policy will have no effect on climatic factors.		
	Soil	0	Policy will have no effect on soil.		
	Water	0	Policy will have no effect on water.		
	Landscape	++	Policy will encourage the use of buildings, some of which are presently vacant.		
	Population	++	There will be a long-term positive impact as the policy actively encourages mixed use proposals that will introduce jobs and housing and bring amenities to the area therefore bringing vitality to the area.		
	Human Health	++	There will be a long-term positive impact as the policy supports residential uses in the area which will meet local housing needs. There is likely to be a positive impact through the continual use of/conserving existing historic buildings within a conservation area. Policy will bring vitality to the area and may also improve mental health and wellbeing.		
	Cultural Heritage	+	-	Positive impact on cultural heritage as area is within a conservation area and the policy supports reuse of existing traditional buildings. Possibility of some negative impact to some listed buildings when it comes to design.	Retention and reuse of listed buildings with development required to respect and enhance the Conservation Area in line with

				Policies D6 and D7.
	Material Assets	++	Policy actively encourages a mix of uses which will bring vacant buildings back into use; it will help bring new businesses and re-introduce residential uses into the area.	

VC7 – West End Shops and Cafes

This policy is protective, protecting the shops and cafes in the West End from change of use.

	Biodiversity	0	Policy will not have any effect on biodiversity.	
	Air	0	Policy will not have any effect on air.	
	Climatic Factors	+	By protecting shops in the West End, policy may have an indirect positive effect on climate by retaining shops in the City Centre, which are easily accessible by walking, cycling and public transport.	
	Soil	0	Policy will not have any effect on soil.	
	Water	0	Policy will not have any effect on water.	
	Landscape	0	Policy will not have any effect on landscape.	
	Population	+	The policy will attract people of all diversities and ages into the West End of the City Centre to visit the shops and cafes, providing retail opportunities for the population.	
	Human Health	0	Policy will not have any effect on human health.	
	Cultural Heritage	- +	Impact on cultural heritage and historic environment is dependent on design. In general, the policy is likely to help conserve and enhance historic buildings and conservation areas by encouraging the reuse of historic buildings.	
	Material Assets	0	Policy will not lead to any new development; however there is likely to be some positive impact on material assets by preventing the loss of or conversion of existing shops.	

VC8 – Town, District, Neighbourhood and Commercial Centres

States that a mix of uses are desirable within designated centres. Protective policy that protects against changes of use that would harm established centres.			
	Biodiversity	0	Policy will not have any effect on biodiversity.
	Air	0	Policy will not have any effect on air.
	Climatic Factors	+	By protecting shops in established centres, policy may have an indirect positive effect on climate as established centres are generally in easily accessible locations by foot, cycling and/or public transport.
	Soil	0	Policy will not have any effect on soil.
	Water	0	Policy will not have any effect on water.
	Landscape	0	Policy will not have any effect on landscape.
	Population	+	Policy will attract people to established centres located across the city, providing retail and other opportunities for the population.
	Human Health	0	Policy will not have any effect on human health.
	Cultural Heritage	- +	Where applicable, impact on cultural heritage and historic environment is dependent on design. In general, the policy is likely to help conserve and enhance historic buildings and conservation areas by encouraging the reuse of historic buildings.
	Material Assets	0	Policy will not lead to any new development; however there is likely to be some positive impact on material assets by preventing the loss of or conversion of existing local shops.
VC9 – Out of Centre Proposals			
Policy presumes against out of centre proposals which would generate significant footfall unless criteria are met.			
	Biodiversity	+	By encouraging significant footfall generating development to be located within a designated centre, policy protects habitats and greenfield sites outwith of designated centres or on the edge of the city from development.

Air	-	+	Likely to increase traffic into the City Centre where this applies which will have a negative impact there; however in general by clustering footfall generating uses together in designated centres, there will be reduced car trips and more opportunities for public transport.	
Climatic Factors	+	-	Encouraging development in designated centres will help to reduce congestion and emission of greenhouse gases because of its accessibility and proximity to major public transport hubs.	Development must incorporate sustainable active travel in line with Policies T2 and T3.
Soil		-	Development will likely to have some short term negative impacts through soil sealing, compaction and erosion. Likely effect on waste relates to the Councils Waste Strategy and the positive inroads this is making in terms of reduce, reuse and recycle.	Development must minimise waste in line with Policy R5.
Water		-	New development is likely to increase demand for water abstraction. Unlikely to impact on run-off, water borne pollution or watercourses.	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R7.</p> <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>
Landscape		+	Policy will have a positive effect in reducing urban sprawl by encouraging major developments to locate in existing centres. Impact on landscape setting dependent on design and scale of proposed developments.	

	Population	+	Policy will attract people to established centres located across the city, providing retail and other opportunities for the population.	
	Human Health	0	Policy will not have any effect on human health.	
	Cultural Heritage	- +	Where applicable, impact on cultural heritage and historic environment is dependent on design. In general, the policy is likely to help conserve and enhance historic buildings and conservation areas by encouraging the reuse of historic buildings.	
	Material Assets	-	In general new development out of centre will not provide scope for the creation of new assets.	
VC10 – Local Shop Units				
Policy protects local shops which are not part of the established hierarchy of centres, from change of use.				
	Biodiversity	0	Policy will not have any effect on biodiversity.	
	Air	0	Policy will not have any effect on air.	
	Climatic Factors	+	By protecting local shops which are easily accessible by walking, cycling and public transport, policy will have a positive impact on climate by reducing the need to travel by car.	
	Soil	0	Policy will not have any effect on soil.	
	Water	0	Policy will not have any effect on water.	
	Landscape	0	Policy will not have any effect on landscape.	
	Population	+	The policy will help to maintain local shops across the city, meaning that people will be able to access the goods they need in convenient locations.	
	Human Health	0	Policy will not have any effect on human health.	
	Cultural Heritage	- +	Where applicable, impact on cultural heritage and historic environment is dependent on design. In general, the policy is likely to help conserve and enhance historic buildings and conservation areas by encouraging the reuse of	

			historic buildings.	
	Material Assets	0	Policy will not lead to any new development; however there is likely to be some positive impact on material assets by preventing the loss of or conversion of existing local shops.	
VC11 – Beach and Leisure				
Policy promotes the area zoned as VC11 Beach and Leisure as suitable for beach and leisure proposals provided that they fulfil certain criteria to protect the special character and function of the area, and do not generate significant car-borne journeys.				
	Biodiversity	+	New development at the beach and leisure area would be brownfield and could improve biodiversity using good design principles. There are no designated sites present.	Reuse of brownfield land
	Air	-	Brownfield development likely to result in the release of particulate matter during construction. Policy presumes against new development that generates significant car-borne journeys, helping to minimise negative impact on air. Will not impact on existing Air Quality Management Areas.	New developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport, in line with Policy T2.
	Climatic Factors	+ -	Likely to promote sustainable and active travel, and reduce car journeys by actively discouraging development that generates significant car-borne trips. New development is likely to increase energy consumption, however impact would be reduced if energy efficient technologies are used. Beach and Leisure Area is in close proximity to areas at risk from coastal flooding.	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 incorporate sustainable active travel in line with Policies T2 and T3.
	Soil	- +	The (re) development of brownfield sites may result in releasing substances into the soil, thereby the policy has a negative impact. However, redeveloping the site may result in a long term positive impact through the remediation of	Development may provide opportunity to remedy condition of

			contamination.	site in respect of contamination.
Water	-		There may be a negative impact on water as new development is built. However the effect is not likely to be significant because there is generally limited space in the zoned area to increase floorspace substantially. Unlikely to impact on run-off, water borne pollution or watercourses.	<p>Scottish Water have confirmed that the levels of development proposed by the Strategic Development Plan and therefore this Proposed Local Development Plan fall within current licence levels.</p> <p>All new development must install water-saving technologies in accordance with Policy R7.</p> <p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p>
Landscape	+		Development is likely to have a positive effect on the landscape setting of the beach through the use of good placemaking and design principles.	
Population	+		Development will provide additional facilities for the population, attracting a range of people to the beach and leisure area.	
Human Health	-	+	Potential for links to be severed between residential and recreational sites, however this can be minimised using good placemaking and design principles.	
Cultural Heritage	0		No impact on cultural heritage.	
Material Assets	++		In general all new development provides scope for creation of new material assets. Likely to provide new leisure and recreational facilities for whole of Aberdeen.	

VC12 – Retail Development Serving New Development Areas

Policy requires that large new developments which have been identified as requiring retail provision must include such provision in masterplanning of new development.

Biodiversity	+		By encouraging retail development in new communities, this policy will protect habitats from ad-hoc development outwith these areas. Development could also provide and enhance habitats using good placemaking and design principles.	
Air	-	+	Likely to result in the release of particulate matter in constructing new development; large new developments are also likely to increase vehicle traffic which will impact negatively on air quality, but in general this policy will facilitate opportunities for sustainable and active travel by locating retail amongst new communities.	Policy works with and enhances sustainable and active travel policies. Development must incorporate sustainable and active travel in line with Policies T2 and T3.
Climatic Factors	+	-	Large new developments are likely to increase vehicle traffic and energy consumption; however by requiring new retail development to be integrated into new communities, policy is likely to facilitate and promote sustainable and active travel.	Policy works with and enhances those which promote energy and water efficiency and renewable energy generation.
Soil	0		Policy will not have any impact on soil over and above the context of the whole new development.	
Water	0		Policy will not have any impact on water over and above the context of the whole new development.	
Landscape	0		Policy will not have any impact on landscape over and above the context of the whole new development.	
Population	+		Policy will provide new retail facilities for residents of new developments, in convenient and accessible locations.	
Human Health	0		Policy will not have any impact on human health over and above the context of the whole new development.	
Cultural Heritage	0		There will not be any impact on cultural heritage.	
Material Assets	+		This policy will provide scope for the creation of new material assets; requires the provision of facilities for the population.	

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

Policy	Topic	Score	Comments	Mitigation/ Enhancement
Delivering Infrastructure, Transport and Accessibility				
I1 – Infrastructure Delivery and Planning Obligations				
Policy provides requirement for developer contributions to facilitate the delivery of important services and infrastructure. It provides further guidance to the contributions that each developer will be expected to pay to support new development.				
	Biodiversity	0	The policy sets a requirement for securing Developer Obligations funds and does not have direct implication on biodiversity.	
	Air	0	The policy sets a requirement for securing Developer Obligations funds and does not have direct implication on air quality.	
	Climatic Factors	0	The policy sets a requirement for securing Developer Obligations funds and does not have direct implication on climate.	
	Soil	0	The policy sets a requirement for securing Developer Obligations funds and does not have direct implication on soil.	
	Water	0	The policy sets a requirement for securing Developer Obligations funds and does not have direct implication on water.	
	Landscape	0	The policy sets a requirement for securing Developer Obligations funds and does not have direct implication on landscape.	
	Population	+	Purpose of I1 is to provide infrastructure to support new development in the sustainable growth of Aberdeen City, providing an increase in the supply of housing, community facilities and employment opportunities for the local population.	
	Human Health	++	Purpose of I1 is to provide infrastructure that supports good health; for example, water, waste and utility infrastructure to sustain good human health, and sustainable/ active travel, healthcare and community facilities for improving health.	
	Cultural Heritage	0	The policy sets a requirement for securing Developer Obligations funds and does not have direct implication on cultural heritage.	
	Material Assets	++	Policy I1 will seek new and necessary physical infrastructure such as roads, telecoms, utilities and community facilities which will have a direct and positive impact on material assets.	

Transport				
Policy	Topic	Score	Comments	Mitigation/ Enhancement
T1 – Land for Transport Identifies and safeguards land for strategic transport projects. The sites safeguarded are assessed cumulatively here.				
	Biodiversity	-/?	Safeguarding land for transport will have no effect on biodiversity in itself. However, the development of medium to large-scale transport projects is likely to have a negative effect on biodiversity, through loss, disturbance or habitat fragmentation. Some of the projects may impact on designated sites, however the impacts are uncertain at present, as the detail of proposals is yet to be refined.	Projects and detailed proposals must be assessed against Natural Environment policies. Ecological surveys may be required, and appropriate mitigation measures identified.
	Air	- +	There will be a mixed impact on air quality; a number of the schemes are designed to discourage traffic from entering the city, reduce congestion, or encourage modal shift which will have a beneficial effect on air quality, especially on AQMAs. However, road improvements may encourage trips by private car which may worsen air quality.	This policy is supported by policy T3 which encourages the principle of zero-parking in the city centre, low car development, alternative fuel vehicle infrastructure and cycle parking. These options will help to reduce the number of trips by private cars, and those that emit pollution.
	Climatic Factors	- +	There will be a mixed impact on climatic factors; a number of the schemes are designed to discourage traffic from entering the city, reduce congestion, or encourage modal shift which will reduce pollution and greenhouse gas emissions. However, road improvements may encourage trips by private car which may increase pollution.	This policy is supported by policy T3 which encourages the principle of zero-parking in the city centre, low car development, alternative fuel vehicle infrastructure and cycle parking. These options will help to reduce the number of trips by private cars, and those that emit pollution.
	Soil	-	Construction of new transport facilities could have an adverse impact on soil through erosion, desegregation and compacting. Development may also result in the release of substances during construction that could potentially contaminate the soil.	Contamination from construction must be properly remediated and not affect the quality of the soil.
	Water	-	There may be a slight risk of water contamination resulting from the construction of transport facilities; especially those crossing watercourses;	Where there is potential for pollution of the water environment, the City

			the effects are uncertain at present. It is anticipated that SuDS will be implemented with all projects where appropriate.	Council will liaise with SEPA. Proposals must incorporate SuDS where appropriate.
	Landscape	-	Most of the listed transport projects are improvements to existing roads. However, some of the projects may have a negative impact on the surrounding landscape, such as the Aberdeen South Harbour. This project has been subject to its own SEA.	Proposals must be designed to mitigate any negative landscape and visual impacts in line with Policy D5.
	Population	+	The transport schemes will contribute to developing a modern transport system for Aberdeen which will improve choice and travelling conditions, contributing to economic growth and social inclusion.	
	Human Health	- +	Cumulatively the transport schemes are likely to improve air quality in some parts of the city (e.g. Haudagain) but may lead to worsened air quality in others. All transport schemes listed facilitate sedentary forms of travel which could have a long-term negative impact on health by making active travel less attractive. Some of the projects may lead to a loss or severance of open space.	
	Cultural Heritage	0	Unlikely to have any effect on cultural heritage assets; would depend on the nature of the site and proposals.	
	Material Assets	++	Policy will have very significant positive impacts on material assets through the construction of large-scale new infrastructure, which will also indirectly help to facilitate and unlock other development sites around the city.	
<p>T2 – Sustainable Transport New development must demonstrate that sufficient measures have been taken to minimise traffic generated. Development must be accessible by a range of transport modes with an emphasis on active and sustainable transport, and the internal layout must prioritise walking, cycling and public transport penetration.</p>				
	Biodiversity	+	Encouraging sustainable and active travel minimises the need for private car transport and associated large-scale transport improvements which may have led to the loss or disturbance of habitats, species or green networks.	
	Air	- ++	There will be mixed impacts on air – the policy is intended to minimise traffic generated by new development which will have a positive effect on air quality; however, there will be instances where traffic may increase as a result of additional cars on the roads due to road improvements related to new development. Nonetheless, the policy actively seeks to limit the	

			transport impact of new development and reduce private car use, resulting in less congestion and improved air quality.		
		-	++	There will be mixed impacts on climatic factors – the policy is intended to minimise traffic generated by new development which will have a positive effect; however, there will be instances where traffic may increase as a result of additional cars on the road due to road improvements related to new development. Nonetheless, the policy actively encourages development to be accessible by sustainable transport modes and prioritises walking and cycling, which will minimise congestion and the emission of polluting greenhouse gases. It also encourages the use of car clubs and alternative fuel vehicles.	
			-	Construction of new transport facilities for development could have a negative impact on soil through erosion, desegregation and compaction. Development could also result in the release of substances during construction that could potentially contaminate the soil.	Contamination from construction must be properly remediated and not affect the quality of the soil.
			0	Policy will have no effect on water.	
			+	Policy aims to minimise traffic generated by new development and encourages sustainable and active travel – this should help to prevent a proliferation of large-scale transport improvements in support of individual new development, which are likely to intrude into the landscape or sever open spaces.	
			++	Policy requires new developments to be accessible to pedestrians, cyclists and public transport, enhancing social inclusion and affordable travel for those who rely on public transport. Reducing traffic levels and congestion will also have significant benefits for economic growth.	
			++	Policy encourages new developments to be accessible by sustainable modes of transport. Sustainable and active travel will benefit human health by facilitating physical activity and helping to improve air quality. Policy requires that existing access rights and links to open space are protected and enhanced.	
			0	Policy is unlikely to have any effects on cultural heritage.	
			++	Policy ensures that high quality sustainable transport facilities accompany new development and are improved throughout the city. Protects and enhances rights of way and pedestrian access.	

T3 – Parking

Policy encourages the principle of zero-parking in the city centre and sets parking standards in the inner, outer areas of the city. Provision of appropriate electric vehicle charging infrastructure is encouraged.

Biodiversity	-	+	Zero-parking would not have any effect on biodiversity; however, creation of parking in other areas as part the overall development may have a negative impact on biodiversity through loss, disturbance or habitat fragmentation.	Where development may impact on biodiversity, it will be assessed against Natural Environment policies.	
Air	-	++	There will be mixed impacts on air. Where parking is acceptable, this may result in additional cars on the road. However, zero-parking will result in less cars on the road and alternative fuel vehicle infrastructure will encourage more of electric/hydrogen vehicles on the road which do not negatively impact air quality.		
Climatic Factors	-	++	There will be mixed impacts on climatic factors. Where parking is acceptable, this may result in additional cars on the road. However, zero-parking will result in less cars on the road and alternative fuel vehicle infrastructure will result in electric/hydrogen vehicles on the road which do not emit polluting greenhouse gases.		
Soil	-		Construction of new parking could have a negative impact on soil through erosion, desegregation and compaction. Development could also result in the release of substances during construction that could potentially contaminate the soil.	Contamination from construction must be properly remediated and not affect the quality of the soil.	
Water	-		There may be a slight risk of water contamination resulting from the construction of parking; especially those crossing watercourses; the effects are uncertain at present because this would be dependent on the location. It is anticipated that SuDS will be implemented with all projects where appropriate.	Where there is potential for pollution of the water environment, the City Council will liaise with SEPA. Proposals must incorporate SuDS where appropriate.	
Landscape	-	+	Creation of car parking may have a negative impact on landscape; however, the policy encourages active frontages for development. Policy also discourages the creation of car parks not directly related to developments.	Proposals must be designed to mitigate any negative landscape and visual impacts in line with Policy D5.	
Population	-	+	Creation of parking may encourage more people to drive however, the policy encourages low/no car development which will help minimise traffic and alternative fuel vehicle infrastructure which encourage the use of electric/hydrogen vehicles. It also encourages cycle parking and considers the needs of disabled people.		
Human Health	+		Policy encourages zero-parking, cycle parking and low/no car development. This will encourage active travel which benefits human health. Alternative fuel vehicle infrastructure encourages greater use of electric and hydrogen fuelled vehicles which help improve air quality.		
Cultural Heritage	++		Policy encourages low car development within conservation areas.		

	Material Assets	++	Policy ensures that adequate car and cycle parking is available for developments where appropriate. Protects the needs of disabled people.	
Communications Infrastructure				
Policy	Topic	Score	Comments	Mitigation/ Enhancement
CI1 – Digital Infrastructure				
Policy requires that new residential and commercial development makes provision for digital infrastructure to be installed. In practice, this will usually mean the digging of trenches to facilitate future access for digital infrastructure.				
	Biodiversity	0	Although this policy will result in physical groundworks, such as trenches, these would only be small scale in nature and unlikely to have any impact on sites, habitats or species, over and above the rest of the development (which would be evaluated separately).	
	Air	+	Digital infrastructure will have an indirect positive impact on air, by facilitating home working which will reduce the need to travel, reducing vehicle movements which emit air pollutants.	
	Climatic Factors	+	Digital infrastructure will have an indirect positive impact on climate, by facilitating home working which will reduce the need to travel, reducing vehicle movements which emit greenhouse gases.	
	Soil	0	Policy will result in physical groundworks, including trenches, but these would only be small scale in nature and unlikely to have any significant impact on soil over and above the rest of the development, which would be evaluated separately.	
	Water	0	Policy will not have any impact on water.	
	Landscape	0	Policy will not have any impact on landscape – most trenches and digital infrastructure will be underground.	
	Population	+	Policy will promote economic growth by improving the connectivity of businesses – this will have an indirect positive impact on population through increased employment opportunities.	
	Human Health	+	Policy is likely to have an indirect positive impact on human health, by facilitating homeworking. This is likely to improve air quality and may also improve work/life balance and well-being.	
	Cultural Heritage	0	Policy will not have any impact on cultural heritage.	

	Material Assets	++	Policy is likely to have a significant positive impact on material assets, by promoting and facilitating the provision of high-speed telecommunications infrastructure.	
<p>CI2 – Telecommunications Policy states that new telecommunications installations will be permitted subject to criteria on siting, appearance, design etc. Therefore, it is primarily protective in nature.</p>				
	Biodiversity	0	Policy will not have any impact on biodiversity.	
	Air	0	Policy will not have any impact on air.	
	Climatic Factors	0	Policy will not have any impact on climate.	
	Soil	0	Policy will not have any impact on soil.	
	Water	0	Policy will not have any impact on water.	
	Landscape	-	Development of telecommunications infrastructure has the potential to impact negatively on the landscape character of the city because new telecommunications infrastructure may be sited in a highly visible or prominent area in order to cover a gap in the network.	Development must ensure a high standard of design in line with Policy D1.
	Population	+	Policy is likely to have a positive impact on population, by promoting economic growth through improving telecommunications provision for new and existing businesses.	
	Human Health	0	All new telecommunications infrastructure is required to comply with safety legislation. Therefore, there will not be any impact on human health.	
	Cultural Heritage	-	It is possible that telecommunications infrastructure may need to be sited on listed buildings or within conservation areas; however, this policy states that this will only be allowed where they do not have an unacceptable effect on conservation areas or buildings of architectural or historic interest. Therefore, in historic environment policies in the plan, the impact should be minimal.	Design of development must respect the character of historic environment assets in line with Policy D6.
	Material Assets	++	This policy is likely to have significant positive effects on material assets by allowing for the provision of high-speed telecommunications infrastructure for the city.	

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

Policy	Topic	Score	Comments	Mitigation/ Enhancement
Business and Industrial Land				
B1 – Business and Industrial Land				
Land zoned for business and industrial uses shall be retained for Class 4, 5 and 6 and safeguarded from conflicting development types. Permissions restricted to Class 4 when beside residential areas and buffer zones may be required to protect residential amenity. Facilities that support business and industry will be permitted where they enhance the attraction and sustainability of the city’s business and industrial land. This policy will not directly result in any new development; specific employment land allocations are full assessed in the ‘sites’ appendix.				
	Biodiversity	0	This policy will not directly lead to any new development as it concerns the principle of co-location of business and industrial uses. Therefore, no significant impact on biodiversity.	
	Air	-	Principle of co-locating business and industrial uses is likely to have an ongoing localised negative impact on air quality, because it may lead to a concentration of air-polluting uses in a single locality. There are business and industrial areas in proximity to the Wellington Road AQMA, however the AQMA is a result of road congestion and the relative impact of the business and industrial areas is uncertain.	New developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport, in line with Policy T2.
	Climatic Factors	+	Co-locating businesses and industries, especially on large business parks, is likely to provide opportunities for public transport or dedicated private transport to and from the area, and may help to promote sustainable and active travel.	
	Soil	0	This policy will not directly lead to any new development. Therefore, no significant impact on soil.	
	Water	-	The principle of co-locating business and industrial uses may have an ongoing, localised impact on local watercourse or bodies, because it may lead to a concentration of water-polluting uses in a single locality.	Where there is potential for pollution of the water environment, the City Council will liaise with SEPA.
	Landscape	0	Policy will have no impact on landscape.	
	Population	++	Positive impact on population by safeguarding business and industrial land from other development pressures, helping to maintain Aberdeen as a competitive and sustainable business location, with ample employment opportunities.	
	Human Health	++	By concentrating business and industrial uses together, with appropriate buffer zones, policy will help to prevent conflict with sensitive land uses such as residential and protect people from noise, dust etc.	
	Cultural Heritage	0	Policy will have no impact on landscape	

	Material Assets	+	Likely to have a positive effect by safeguarding areas of existing business and industrial land and associated infrastructure from other development pressures.	
B2 – Business Zones				
Land zoned for Business Zones shall be retained for Class 4 uses and safeguarded from conflicting development types. Facilities that support business and industry will be permitted where they enhance the attraction and sustainability of the city’s business and industrial land.				
	Biodiversity	0	Policy will have no impact on biodiversity.	
	Air	0	Policy will not have any impact on air. The principle of co-locating Class 4 uses will not have any significant impact on air because Class 4 is not an air-polluting use.	
	Climatic Factors	+	Co-locating Class 4 uses, especially on business parks, is likely to provide opportunities for public transport or dedicated private transport to and from the area, which may help to promote sustainable and active travel. Significance of the positive impact would depend on the provision of suitable transport opportunities.	This policy is supported by Policy T2 - Sustainable Transport.
	Soil	0	Policy will have no impact on soil.	
	Water	0	The principle of co-locating Class 4 uses will not have any significant impact on water because Class 4 is not a water-polluting use.	
	Landscape	0	Policy will have no impact on landscape.	
	Population	++	Significant positive impact on population by safeguarding Business Zones for high quality, headquarters-style Class 4 development, helping to maintain Aberdeen as a competitive and sustainable business location, with ample employment opportunities.	
	Human Health	0	Policy will have no impact on human health.	
	Cultural Heritage	0	Policy will have no impact on cultural heritage.	
	Material Assets	+	Likely to have a positive effect by safeguarding areas of existing business zones land and associated infrastructure from other development pressures.	
B3 – Aberdeen Airport				
This policy aims to control development to protect the operational efficiency and safety of Aberdeen Airport and Perwinnes Radar, which is an infrastructural asset of significant economic importance to Aberdeen. It also aims to ensure there is no conflict between the airport and other uses, in terms of safety, noise or amenity. Policy safeguards land zoned for Aberdeen Airport for airport-related uses.				
	Biodiversity	0	Policy will have no impact on biodiversity.	
	Air	0	Policy will have no impact on air.	
	Climatic Factors	0	Policy will have no impact on climatic factors.	
	Soil	0	Policy will have no impact on soil.	
	Water	0	Policy will have no impact on water.	
	Landscape	0	Policy will have no impact on landscape.	

	Population	+	By protecting and safeguarding the operation of the airport, policy indirectly supports its growth and continued success, which will have a positive impact on economic growth for the whole of Aberdeen, helping to provide employment opportunities for the population.	
	Human Health	++	Policy is likely to have a significant positive impact on human health, by protecting the safety and amenity of residents from the impact of the airport. This is done through the establishment of public safety zones, and regulations to control housing developments within certain noise contours.	
	Cultural Heritage	0	Policy will have no impact on cultural heritage.	
	Material Assets	++	By protecting and safeguarding the operation of the airport, policy indirectly supports its growth and continued success, which will help to provide Aberdeen with modern and fit-for-purpose airport infrastructure.	
B4 – Aberdeen Harbours				
This policy aims to control development in the vicinity of the harbours, in order to protect the safety and efficiency of harbour operations. On land zoned for the harbour, there is a presumption in favour of harbour-related uses. The policy preamble also states that the harbour expansion at Nigg Bay is subject to its own development framework. An SEA was carried out for this as part of the development framework.				
	Biodiversity	0	Policy will have no impact on biodiversity.	
	Air	0	Policy will have no impact on air.	
	Climatic Factors	0	Policy will have no impact on climatic factors.	
	Soil	0	Policy will have no impact on soil.	
	Water	0	Policy will have no impact on water.	
	Landscape	0	Policy will have no impact on landscape.	
	Population	+	By protecting and safeguarding the operation of the harbours, policy indirectly supports their continued growth and success, which will have a positive impact on economic growth for the whole of Aberdeen, helping to provide employment opportunities for the population.	
	Human Health	0	Policy will have no impact on human health.	
	Cultural Heritage	0	Policy will have no impact on cultural heritage.	
	Material Assets	++	By protecting and safeguarding the operation of the harbours, policy indirectly supports their growth and continued success, which will help to provide Aberdeen with modern and fit-for-purpose harbour infrastructure.	
B5 – Energy Transition Zone				
This policy supports the development, production, assembly, storage and/or distribution of infrastructure required to support low-carbon and energy related industries on land zoned for the energy transition zone.				
	Biodiversity	-	Policy supports development of low-carbon technologies but would have significant impacts on the East Tullos Burn project and surrounding areas.	

	Air	+	Policy will have an indirect impact on air because it supports the development of low-carbon industries, which will have a positive impact on the air quality of Aberdeen.	
	Climatic Factors	++	Policy will have a positive impact on climatic factors as it supports low-carbon energy developments such as offshore wind, tidal, hydrogen and solar.	
	Soil	0	Policy will have no impact on soil.	
	Water	0	Policy will have no impact on water.	
	Landscape	0	Policy will have no impact on landscape.	
	Population	+	By safeguarding land for energy transition zone, the policy indirectly supports the continued growth and success of Aberdeen as it diversifies from an oil and gas dependent economy. The policy will have a positive impact on economic growth and will help provide employment opportunities.	
	Human Health	0	Policy will have no impact on human health.	
	Cultural Heritage	0	Policy will have no impact on cultural heritage.	
	Material Assets	++	By protecting and safeguarding land for energy transition, policy indirectly supports the growth of low-carbon and energy related industries, which will help to provide Aberdeen with fit-for-purpose energy transition infrastructure.	
B6 – Pipelines, Major Hazards and Explosive Storage Sites				
This policy states that the Council will consult HSE on applications for development within consultation zones for pipelines, major hazards and explosive storage sites, in order to avoid any risk to public safety.				
	Biodiversity	0	Policy will have no impact on biodiversity.	
	Air	0	Policy will have no impact on air.	
	Climatic Factors	0	Policy will have no impact on climatic factors.	
	Soil	0	Policy will have no impact on soil.	
	Water	0	Policy will have no impact on water.	
	Landscape	0	Policy will have no impact on landscape.	
	Population	0	Policy will have no impact on population.	
	Human Health	++	Policy will have a direct and significant impact by protecting the health, safety and wellbeing of the population in relation to the risks posed by pipelines, major hazards and explosive storage sites.	
	Cultural Heritage	0	Policy will have no impact on cultural heritage.	
	Material Assets	++	Policy will have a significant positive impact on material assets, by protecting the operation of major infrastructure such as pipelines from development that may compromise it.	

Appendix 10 Strategic Environmental Assessment: Supplementary Guidance

Supplementary Guidance: Developer Obligations

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

Guidance	Topic	Score	Comments	Mitigation/ Enhancement
Delivering Infrastructure				
Supplementary Guidance: Planning Obligations				
This SG supports Policy I1 of the Local Development Plan and sets out the methodology of calculations used for Developer Obligations funds.				
	Biodiversity	+	The SG will not have significant impacts on biodiversity. It may facilitate the delivery of new or enhancements to the Green Space Network, Open Space, Core Paths, etc where contributions are necessary to mitigate the impact of new development.	
	Air	0	The policy sets a methodology for securing Developer Obligations funds and does not have direct implication on air quality.	
	Climatic Factors	0	The policy sets a methodology for securing Developer Obligations funds and does not have direct implication on climate.	
	Soil	0	The policy sets a methodology for securing Developer Obligations funds and does not have direct implication on soil.	
	Water	0	The policy sets a methodology for securing Developer Obligations funds and does not have direct implication on water.	
	Landscape	0	The policy sets a methodology for securing Developer Obligations funds and does not have direct implication on landscape.	
	Population	+	Purpose of I1 is to provide infrastructure to support new development in the sustainable growth of Aberdeen City, providing an increase in the supply of housing, community facilities and employment opportunities for the local population.	
	Human Health	++	Purpose of SG is to secure funds for infrastructure that supports new development. In turn this will improve health; for example, water, waste and utility infrastructure to sustain good human health, and sustainable/ active travel, healthcare and community facilities for improving health.	
	Cultural Heritage	0	The policy sets a methodology for securing Developer Obligations funds and does not have direct implication on cultural heritage.	
	Material Assets	++	SG will secure funds for new and necessary physical infrastructure such as roads, telecoms, utilities and community facilities which will have a direct and positive impact on material assets.	

Appendix 11 Cumulative, Synergistic and Secondary Environmental Effects

Explanation of Key Terms

Time Crowding	Frequent, repetitive and simultaneous impacts on an environmental resource
Time lag	Long delays between cause and effect
Space crowding	High spatial density of impacts on an environmental system
Cross-boundary effects	Impacts occur some distance away from the source, and effects may be felt in other local authority areas
Synergistic effects	Effects resulting from multiple sources or impacts which, when combined, may be different in nature from the impacts of the individual sources
Indirect, secondary or induced effects	Secondary impacts resulting from a primary activity
Nibbling	Incremental, or gradually increasing, effects as a result of individual developments

	MIR Topics	Greenfield Development	Brownfield Development	Harbour Expansion	Retail / Commercial	Infrastructure	Development Policies	Protective Policies	Cumulative Effects	Comment Cumulative effects including Time crowding (frequent and repetitive effect); Time lag (long delays in cause and effect); space crowding (high spatial density of effects); cross-boundary (effects occurring distances from source); synergistic (effects from multiple sources or combined effects different in nature from the individuals); indirect (secondary effects resulting from a primary activity); nibbling (incremental)
Air	-	-	-	-	++	-/+	+	-/+	<p>There are areas in the City which are Air Quality Management Areas (AQMA), so the number of houses proposed on greenfield and brownfield land is likely to create air quality hotspots or further reduce air quality in existing management areas. This would be caused by the time-crowding effects of the increased vehicular movements created by development. Proposed transport improvements contained in the infrastructure topic the Local Transport Strategy and the Policies that seek to promote sustainable and active travel will help to reduce congestion in the City and mitigate some of this impact. The greenfield and brownfield development will combine with development of a new harbour and new retail developments to increase traffic in the City. Depending on the timing of the developments, there is the possibility that dust nuisance will be generated by several developments or demolition works on brownfield sites leading to elevated levels of particulate matter in localised areas. The same issue will arise from policies promoting renewable energy and district heating, including biomass facilities. The effects will result in space-crowding effects on air. There is likely to be cross-boundary effects with development in Aberdeenshire that has already been identified in the Aberdeenshire Local Development Plan, as the City is a destination for traffic generated by development in the surrounding areas of Aberdeenshire, particularly the Housing Market Area, as people travel to work in Aberdeen and also for shopping and leisure activities. Although the Nitrous Oxide levels continue to exceed national objectives, these instances are limited to AQMA in Aberdeen City and are not likely to be so significant as to cause acid rain. Again, it is not considered that there will be significant indirect air pollution issues for the City arising from the deposition of air pollutants on other indicators (for example water). If the proposed transport improvements do not go ahead, small additional traffic pressures will act cumulatively in the long-term to increase overall emissions of air pollutants through gradually increasing nibbling effects.</p> <p>The different objectives of the plan are likely to create mixed effects on air. On the one hand, the greenfield and brownfield topics are likely to have negative implications for air. However, sustainable development and mixed development objectives, on the other hand, are likely to have positive benefits for this indicator in the long-run. Policies and proposals focused on sustainability do not necessarily have a neutralising effect since some aspects of that provision (such as the development of biomass energy facilities) have air quality issues inherent in them. Overall, the strategic, housing allocation, economic growth and population options are likely to have negative effects on air in the City, which is compounded by cross boundary development in Aberdeenshire. Sustainable economic growth/climate change, sustainable mixed development, quality of the environment and access options that are to be achieved through the policies have mixed effects because of the positive effects in measures such as sustainable development and renewables as well as negative effects from indirect long-term traffic build up and biomass.</p>	

Water	:	:	:	0	0	+	+	:	<p>In the future, an increase in water abstraction is likely because of the water demands of the number of houses proposed through the greenfield and brownfield topics. If agreements are not reached with SNH, SEPA and Scottish Water on future solutions, the Local Development Plan is likely to create incremental burden on water resources, through space-crowding effects. If water technologies and new ways of harvesting water are not resolved, it is likely that the requirement for water abstraction will lead to adverse effects on River Dee as well as protected species through longer-term time lag effects. The developments in Aberdeen City will have a cross-boundary effect with developments in Aberdeenshire where development is also within the same river catchment, and vice versa. Water resources could be over-exploited by the combination of developments and synergistic effects of multiple developments on water resources are likely. The policies proposed on water use efficiency in the protective policies will reduce water consumption and the cumulative impact would be more significant without this mitigation measure. The vision for the Local Development Plan is to promote sustainable economic growth while addressing climate change issues, therefore unsustainable planning will not be allowed to affect our water environment causing secondary, induced or indirect effects on this indicator. The implementation of the Local Development Plan will not permit incremental adverse effects on the water environment to be permitted without appropriate mitigation measures.</p> <p>The scale of development in the greenfield and brownfield topics combined is so large that the Local Development Plan is likely to have long-term implications for water abstraction, water pollution, run-off, localised flooding and morphology. Although the Local Development Plan promotes water efficiency technologies, through the protection policies, these may not be sufficient to compensate for the volume and quality of water resources needed to support the allocations. There will be a synergistic effect of the overall housing and employment allocations, economic growth and population options that are likely to have more significant effects on water than individually.</p>
Soil	:	:	+/-	0	0	~	+	:	<p>Future development on greenfield and brownfield land is likely to result in soil compaction, loss, sealing and erosion; some of these effects are likely to be short-term in nature. Peat soil is rare in Aberdeen and no sites identified in the assessments are located on known peatland. There is potential through the development policies to allow wind turbine developments in the Green Belt, which may be located on peatland, and there may be secondary effects on climate if development takes place which disturbs peat soil through the release of greenhouse gases. Secondary impacts are also possible from the large scale infrastructure needed to accommodate the development on greenfield sites, which is likely to compound soil sealing effects. It is unlikely that there will be any cross-boundary effects on soil. Sealing and compaction of soil on greenfield sites could lead to secondary impacts on water as a result of increased surface runoff affecting the aquatic ecosystems and causing and increased risk of flooding. It may also lead to excessive sediment loadings that could result in pollution. Incremental sealing, erosion, compaction through continuous development activities in the next 25 years could cause nibbling effects unless safeguards are place. From our assessment, the scale of development envisaged is so large that the Local Development Plan is likely to have a long-term implication for soil in terms soil loss, soil sealing, soil structural degradation and compaction and perhaps potential for contamination if more industrial developments take place. Overall, the development options on greenfield and brownfield land are likely to have significant adverse effects on soil.</p>

Biodiversity	- -/+	<p>The land identified for development in the existing opportunity sites and preferred options covers a significant area. This is likely to affect biodiversity through land take, habitat fragmentation, disturbance to species, and habitat loss through time-crowding effects and space-crowding effects, since the developments are phased to continue over the whole of the Plan period. The sites identified, both greenfield and brownfield, are generally those with the lowest biodiversity value, although the Strategic Development Plan has set targets which we are required to meet and there are individual sites where negative impacts on biodiversity have been identified. There is potential that development could enhance the biodiversity value of some areas through future improvements although these will be subject to a time lag effect. Large scale developments taking place on land which was otherwise undeveloped could have secondary effects on biodiversity as there will be increased recreational pressure from people in the surrounding area and may thereby cause disturbance to protected species or valuable habitats. This is a space- crowding effect. Most of the impacts resulting from the greenfield and brownfield developments will be local impacts, but in combination with other developments in Aberdeen and Aberdeenshire will have a more significant impact for the region. Within the policies there is an allowance for wind turbines in the Green Belt and there is the possibility for these to have cross-boundary effects on habitats and species in Aberdeenshire. While adverse synergistic effects of developments on biodiversity are likely, the combined effects of improving biodiversity through urban landscape, structure planting and improving the biodiversity of poor quality land and habitats can have positive synergistic effects. While increased recreational activity will arise from tourism promotion, development of houses in the natural environment will indirectly increase the prospects of recreational activity likely to cause disturbance to protected species if safeguards are not in place.</p> <p>The scale of development envisaged is so large that the Local Development Plan is likely to have long-term implications for biodiversity in terms of land take, habitat fragmentation, disturbance to species through increased recreational use and habitat loss. In particular sites OP31, OP33, OP59 and OP51 may have a more significant effect as there is a LNCS designation within or very close to the site. There is, however, the possibility that species-and-habitat-poor land (such as agricultural land) can be enhanced through development which makes it possible to have some positive effects. The scoring reflects this reasoning.</p>
	- -/+	
	- -	
	0	
	- -/+	
	- -/++	
	+	
	+/- -	

Climatic Factors	- -/+	<p>Aberdeen has high energy consumption associated with domestic fuels and has the largest carbon footprint per person in Scotland. The housing numbers proposed in the Local Development Plan are likely to have secondary impacts on climate as a result of increased energy use associated with new housing and business development. The cumulative impact is significant considering the allocations that are promoted are both greenfield and brownfield. Peat soil is rare in Aberdeen and no sites identified in the assessments are located on known peatland. There is potential through policy to allow wind turbine developments in the Green Belt, which may be located on peatland. There may be secondary effects on climate if development takes place on peat soil through the release of greenhouse gases</p> <p>If in the longer term, improvement of transport facilities encourages more vehicles on the roads, this will lead to future consumption of more fossil fuels and thereby adversely affecting climate subject to a time lag. It will be important to take steps to 'lock in' the benefits of road improvements by ensuring that sustainable modes of transport are increased concurrently. Similarly, there is a time lag between development on peat soils and the change in climate. High density, mixed-use developments can reduce the need to travel long distances, although if people's travel habits remain unchanged fuel consumption through travel will increase with further development. Thus in terms of space crowding, the effects are likely to be mixed.</p> <p>The effects of climate change transcend regional and national boundaries and for this matter cross-boundary effects are possible. The likely effect of development will be to increase emissions, and there will be impacts on Aberdeen as a result of global climate change. There may be positive synergistic effects as a result of the policies as they seek to increase the efficiency of the existing housing stock, efficiency standards for new housing and create mixed communities that reduce the need to travel. On the other hand, planning cannot guarantee behavioural changes and an increased population and housing stock is likely to increase energy consumption through increased travel and increased demand for domestic energy use. The combined effects of energy use in new houses and the existing housing stock (no matter how efficient they are) can accumulate to significant impacts on climate. The combined effects of housing development in all these areas can be nibbling in effect.</p> <p>With a changing climate there is the potential for wetter winters, drier summers and more severe weather conditions. This may increase the probability and extent of flooding and increase the possibility of drought. Development close to areas at risk from flooding, specifically OP9, OP41, OP31, OP32, OP36, OP51, OP25, will be more vulnerable to future climate change. These sites may also have secondary impacts on other areas if the conveyancing capacity of the flood plain are altered, or if they prevent future flood prevention measures from being implemented effectively.</p> <p>The different objectives of the plan are likely to create mixed effects on climate. On the one hand, the housing and employment land developments as well as accessibility options are likely to have negative implications for climate.. However, sustainable development and mixed development objectives are likely to have positive benefits for this indicator in the long-run. Policies and proposals focused on sustainability do not necessarily have a neutralising effect on climate change issues, since some aspects of that provision (such as biomass) have climate issues inherent in them. Overall, the strategic, housing allocation, economic growth and population options in the LDP are likely to have negative effects on climate, which are likely to be compounded by development taking place in Aberdeenshire.</p>
	- -/+	
	- /+	
	- /+	
	+	
	++/- -	
	++	
	++/- -	

Cultural Heritage	-	-	-	-	0	-/+	+	.	
Landscape	-/+	-/+	-	0	-	-/+	+	-/+	
Material Assets	++	++	++	++	+	++	0	++	
	-	-	-	-	0	-/+	+	.	<p>Historic buildings and conservation areas are more likely to be concentrated in the existing built environment and some of the brownfield sites involve the reuse of listed buildings and are located within conservation areas. The impact in these cases is mixed and is highly dependent on the design. A good design could have a positive effect, but a badly designed development or inappropriate demolition could result in a negative impact. It is not considered that the cumulative impact of these sites is any more significant. The protective policies ensure that listed buildings and conservation areas are protected and the cumulative impact of the Plan is likely to be more positive than without. Allocations avoid areas of archaeological importance, but there may be unrecorded evidence that would require further investigation. In the case that there are features present, multiple developments may have a negative synergistic impact.</p>
	-/+	-/+	-	0	-	-/+	+	-/+	<p>The allocations on greenfield land, Aberdeen Harbour and the Solar Farm will change the landscape setting of Aberdeen. However on the whole, the sites which have been selected as preferred options are the most inconspicuous in the landscape and minimise the impact on important views. Cumulatively there will be space crowding effects on the landscape as development will change land form, land use and land cover, water; forests, woodlands and trees; agriculture; relationship between land form and land use; buildings and structures in the landscape; urban landscape/settlement pattern; linear and/or point features, openness, scale, colour, texture, visual diversity, line, pattern, movement, solitude, naturalness, historical and/or cultural associations. To mitigate this impact new forms of screening land cover could be created through the developments that can help to minimise the impact on the landscape – this would be achieved in combination with the policies. Because of these potential improvements to the landscape, the effects in terms of time-crowding are mixed. The phasing of the developments over the next 25 years is likely to be cumulative in terms of a time lag for how the landscape is shaped in the future. The reasons given for time lag effects are still relevant to space crowding effects. But also, large scale infrastructure needed to accommodate the housing numbers is likely to affect land form, land use and land cover of the City. Developments close to the boundary with Aberdeenshire will have the potential to have cumulative cross-boundary effects with developments in Aberdeenshire. If safeguards are not in place effects of loss of landscape features will lead to potential adverse effects for Aberdeen City’s landscape in terms of synergistic effects. Continuous development activities in the next 25 years could cause nibbling effects unless safeguards are place.</p>
	++	++	++	++	+	++	0	++	<p>The allocations to support the development of 13,598 homes, 60 hectares of employment land, a new harbour, a solar farm and increased retail provision in the City Centre is likely to result in the acquisition of new assets for a range of investors and also result in the improvement of existing infrastructure for the whole city. The development identified will support significant numbers of new housing, creation of new employment land, new infrastructure, local facilities and services to support an increase in population. There will be cumulative time and space crowding effects that will provide support for the population.</p> <p>The policies promote waste minimisation, recycling and composting and sites are identified to reduce the amount of waste that is landfilled. The cumulative effect of more recycling facilities and alternative facilities, for example energy from waste, will reduce waste to landfill and increase the reuse of waste creating secondary effect on soil and also climate.</p> <p>There may be, depending of the timing of development, cumulative space crowding effects on material assets in the short term before new assets can be provided.</p>

Population	++	++	0	+	0	++	+	++	<p>The allocations to support the development of 13,598 homes, 60 hectares of employment land, a new harbour, a solar farm and increased retail provision in the City Centre is likely to meet the needs of many people and enhance their quality of life. The policies in the Plan seek to ensure that there is a mix of house size and tenure to support the future housing needs of the population and the positive impact is enhanced in combination. There will be positive cross boundary effects with development identified in the Aberdeenshire Local Development Plan. This will also have positive synergistic effects with the Local Housing Strategy in meeting housing need, i.e. meeting the needs of people that cannot afford market housing. It is not envisaged that there will be any adverse effects accumulating through time-crowding, time lag, and space crowding effects, synergistic and nibbling effects. The LDP is likely to have significant positive effects overall.</p>
Human health	-/+	-/+	-/+	0	0	+/-	+	-/+	<p>This in part is related to air quality issues. As already mentioned under air quality, there are air quality issues in parts of Aberdeen City. The effects of large scale housing and the use of biomass has been assessed to have cumulative effect through time-crowding, time lag, space crowding effects, synergistic and nibbling effects. Since respiratory disease are related to the quality of the air, there is a potential for adverse or beneficial human health effects related to how air quality improves or deteriorates.</p> <p>The improved efficiency standards of new development will help to reduce fuel poverty and the cumulative impact of the developments will have a greater positive effect on the health and wellbeing of the people of Aberdeen City.</p> <p>There is the potential of some mixed effects arising from the Local Development Plan including exposure to high noise levels and transport-induced vibration.</p> <p>Existing areas of open space are protected and there will be requirements for new development to provide new or contribute towards existing open spaces. The greenfield developments are identified in areas that are not of a significant recreational value and will not have a negative effect on human health.</p> <p>Cumulatively the growth of the economy and new housing will create employment opportunities and assist in the regeneration of priority areas within Aberdeen, which will have a positive effect.</p> <p>The promotion and enhancement of green networks will encourage people to make use of the green networks through recreational activities, such as well as walking and cycling. This may have positive effects on health issues such as obesity, high blood pressure and other cardio-vascular diseases.</p>

Appendix 12 Analysis of Modifications sought by Reporters' Report

Policy / Site	Modification	Aberdeen City Council's assessment of impact on SEA
Policy LR1: Land Release Policy	Modify policy by adding and replacing text to Part A, and replacing text in Part B.	Policy reassessed. No impact. Policy still ensures the release of land for development. See Appendix 8.
Policy LR2: Delivery of mixed use communities	Modify Table text	Policy reassessed. No impact. Policy still ensures a mix of uses on sites. See Appendix 8.
Policy NE1: Greenbelt	Amend criteria c	Policy reassessed. No additional impact. Policy still has a presumption to protect the greenbelt. See Appendix 8.
Policy NE2: Green and Blue Infrastructure	Under Urban Green Space subheading: amend first sentence of second paragraph; add text to first sentence of first paragraph; add text to first sentence of second paragraph.	Policy reassessed. No additional impact. Policy still has a presumption to protect, support and enhance urban green space. See Appendix 8.

Policy NE3: Our Natural Heritage	Replace the first paragraph under Designated Sites and Protected Species subheading. Substitute text	Policy reassessed. No additional impact. Policy still has a presumption to protect designated sites and protected species. See Appendix 8.
Policy NE4: Our Water Environment	Under Flood Risk and Management subheading: add text to point 1; replace text at point 3; amend text in the second paragraph, first and second sentence; replace text in the third paragraph; amend text in the fourth paragraph, third, fourth and fifth sentence.	Policy reassessed. No additional impact. Policy still has a presumption to manage and reduce flood risk. See Appendix 8.
Policy NE4: Our Water Environment	Under Foul Drainage and Water Quality subheading replace text and delete text.	Policy reassessed. No additional impact. Policy still has a presumption to connect to public sewage. See Appendix 8.
Policy NE4: Our Water Environment	Under Surface Water Drainage subheading insert and delete text	Policy reassessed. No additional impact. Policy still has a presumption to incorporate SuDS. See Appendix 8.
Policy NE4: Our Water Environment	Under Coastal Developments subheading insert text	Policy reassessed. No additional impact. Policy still has a presumption to safeguard the coast. See Appendix 8.

Policy NE5: Trees and Woodland	Add text to second paragraph	Policy reassessed. Biodiversity comment added. See Appendix 8.
Policy D6: Historic Environment	Replace text	Policy reassessed. No additional effect. The text outlines and supports the policy. See Appendix 8.
Policy R1: Minerals	Add text to point 2 Add text to point 4	Policy reassessed. No additional effect. Policy still notes mineral extraction proposals are acceptable in principle, subject to strict criteria regarding impacts on amenity and the environment. See Appendix 8.
Policy R8: Heat Networks	Add text under subheading low and zero carbon generating technologies Add text to the third paragraph, first sentence under the heading Heat Networks.	Policy reassessed. No additional effect. Policy still encourages and supports the development of heat networks. See Appendix 8.
Policy H8: Houses in Multiple Occupation	Delete last two paragraphs and insert a new paragraph	Policy reassessed. No additional effect. Policy still provides guidance for HMOs and assessment of cumulative concentration. See Appendix 8.
Policy CF1: Existing Community Sites and Facilities	Add a bullet point Add text to fourth paragraph, first sentence	Policy reassessed. No additional effect. Policy still supports existing community facilities. See Appendix 8.

Policy VC3: Network of Centres	Add text Amend text	Policy reassessed. No additional effect. Policy still supports the town centre first approach. See Appendix 8.
Policy VC9: Out of Centre Proposals	Delete text Amend text	Policy reassessed. No additional effect. Policy still has a presumption against out of centre development. See Appendix 8.
Policy I1: Infrastructure Delivery and Planning Obligations Table	Modify table text	Table reassessed. No additional effect. The text notes the planning obligations required for development sites. See Appendix 8.
Policy T3: Parking	Add text under subheading Alternative Fuel Vehicle Infrastructure	Policy reassessed. No additional effect. Policy still supports provision of appropriate electric vehicle charging infrastructure. See Appendix 8.
Page 10 and Preamble to Policy LR1: Land Release Policy	Modify text	No additional effect. Correction of date. The additional text outlines and supports the policy.

Preamble to Policy LR2: Delivery of mixed use communities	Insert text	No additional effect. The additional text outlines and supports the policy.
Preamble to Policy B5: Energy Transition Zones	Amend text	No additional effect. The text outlines and supports the policy
Preamble to Policy NE4: Our Water Environment, subheading surface water drainage	Amend text	No additional effect. The additional text outlines and supports the policy.
Preamble to NE5: Trees and Woodlands	Add text	No additional effect. The additional text outlines and supports the policy.
Preamble to Policy R1: Minerals	Add text	No additional effect. The text outlines and supports the policy

Preamble to Policy R8: Heat Networks	Add text	No additional effect. The text outlines and supports the policy
Preamble to Policy CF1: Existing Community Sites and Facilities	Add text	No additional effect. The text outlines and supports the policy
Preamble to Policy I1: Infrastructure Delivery and Planning Obligations Table	Insert text Modify text Insert text	No additional effect. The text outlines and supports the policy
Text after Policy H8: Houses in Multiple Occupation	Modify text	No additional effect. The text outlines and supports the policy
OP47: Edgehill	Modify name	No effect. See Appendix 6.

OP53: Tillyoch	Delete site. Update references where required.	Site previously assessed. Site is no longer an opportunity site and is classed as greenfield alternative. No additional effects. See Appendix 7.
Site B0942 / Former OP114: Milltimber South	Allocate site as mixed use with an indicative allocation of 60 dwellings and 1,225 square meters of ancillary retail / office space. Update Appendix 2 of the Plan.	Site previously assessed as a Bid at Main Issues Report Stage. Site reassessed. No additional effects. See Appendix 6.
Appendix 1: Brownfield Sites	Modify text	No additional effect. The additional text provides sites numbers and clarifying text.
Appendix 2: Opportunity Sites - OP8: East Woodcroft North	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.
Appendix 2: Opportunity Sites - OP9: Grandhome	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.

Appendix 2: Opportunity Sites – OP17: Former Bucksburn Primary School	Remove text	No additional effect. See Appendix 6.
Appendix 2: Opportunity Sites – OP14: Cordyce School	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.
Appendix 2: Opportunity Sites – OP17: Former Bucksburn Primary School	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.
Appendix 2: Opportunity Sites – OP20: Craibstone South	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.
Appendix 2: Opportunity Sites - OP21: Rowett South	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.

Appendix 2: Opportunity Sites – OP22: Greenferns Landward	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.
Appendix 2: Opportunity Sites – OP28: Greenferns	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.
Appendix 2: Opportunity Sites – OP33: Greenferns Landward	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.
Appendix 2: Opportunity Sites – OP31: Maidencraig South East	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.
Appendix 2: Opportunity Sites – OP32: Maidencraig North East	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.

Appendix 2: Opportunity Sites – OP111: Skene Road	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.
Appendix 2: Opportunity Sites - OP52: Malcolm Road	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.
Appendix 2: Opportunity Sites – OP109: Woodend	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.
Appendix 2: Opportunity Sites - OP46: Royal Devenick Park	Add text relating to masterplan.	No additional effect. See Appendix 6.
Appendix 2: Opportunity Sites - OP46: Royal Devenick Park	Add text	Reassessed SEA. Biodiversity, Flora and Fauna comment added. See Appendix 6.

Appendix 2: Opportunity Sites – OP59: Loirston	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.
Appendix 2: Opportunity Sites – OP95: Station Gateway City Centre Masterplan Intervention Area	Add text	Site reassessed. Population comment added. See Appendix 6.
Appendix 2: Opportunity Sites – OP96: Castlegate and Castlehill: City Centre Masterplan Intervention Area	Add text	Site reassessed. Population comment added. See Appendix 6.
Appendix 2: Opportunity Sites – OP82: Dunbar Halls of Residence, Don Street	Add text.	No effect. Ecological survey noted in site SEA. See Appendix 6.
Appendix 2: Opportunity Sites – OP99: Old Torry	Add text	No effect. Ecological survey noted in site SEA. See Appendix 6.
Appendix 2: Opportunity Sites – OP106: Torry Waterfront	Add text	Site reassessed. Service infrastructure comment added. See Appendix 6.

Appendix 2: Opportunity Sites – OP56: St. Fitticks Park	Add text	Site reassessed. Service infrastructure comment added. See Appendix 6.
Appendix 2: Opportunity Sites	<p>OP26: Old Skene Road - amend text OP27: Greenferns Infant School- amend text OP29: Prime Four Business Park- amend text OP63: Prime Four Business Park Phase 5 Extension - amend text OP30: Kingsford - amend text OP31: Maidencraig South East - amend text OP32: Maidencraig North East - amend text OP34: East Arnhall – amend text OP111: Skene Road, Maidencraig – amend text OP38: Countesswells - amend text OP39: Braeside Infant School – amend text OP40: Cults Pumping Station – amend text OP41: Friasfield – amend text OP42: Hotel and Equestrian Centre – amend text OP43: Milltimber Primary School – amend text OP44: North Lasts Quarry – amend text OP47: Edgehill – amend text OP48: Oldfold – amend text OP49: Grove Nursery, Hazlehead – amend text OP50: Skene Road – amend text OP51: Peterculter Burn – amend text OP52: Malcolm Road – amend text OP54: Craigton, Peterculter – amend text OP109: Woodend, Peterculter – amend text OP112: West of Contlaw Road – amend text OP113: Culter House Road – amend text OP114: Milltimber South – insert text OP113: Culter House Road – amend text OP114: Milltimber South – insert text OP46: Royal Devenick Park – amend text</p>	No additional effect. Habitats Regulations Appraisal notes sites where an HRA is required. See Appendix 6.

<p>Appendix 2: Opportunity Sites</p>	<p>OP56: St Fittick's Park – amend text OP57: Craighill Primary School, Kincorth – amend text OP59: Loirston – amend text OP60: Charleston – amend text OP61: Doonies – amend text OP62: Bay of Nigg – amend text OP64: Former Ness Tip – amend text OP103: Former Torry Nursery School – amend text OP105: Kincorth Academy – amend text OP115: 34-40 Abbotswell Road – amend text OP35: Summerfield House, Eday Road - – amend text OP36: Charlie House – amend text OP37: Woodend Hospital – amend text OP70: Denburn Valley City Centre Masterplan Intervention Area – amend text OP74: Broadford Works, Maberley Street – amend text OP76: Former Raeden Centre – amend text OP77: Cornhill Hospital – amend text OP79: Crown House – amend text OP80: Mastrick Clinic – amend text OP89: Kaimhill Outdoor Centre – amend text OP91: Union Street West City Centre Masterplan Intervention Area – amend text OP92: St Peter's Nursery, Spital – amend text OP95: Station Gateway City Centre Masterplan Intervention Area – amend text OP100: North Dee City Centre Masterplan Intervention Area – amend text OP102: George Street / Crooked Lane – amend text</p>	<p>No additional effect. Habitats Regulations Appraisal notes sites where an HRA is required. See Appendix 6.</p>
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Appendix 2: Opportunity Sites	OP106: Torry Waterfront City Centre Masterplan Intervention Area – amend text OP110: Heart of the City City Centre Masterplan Intervention Area – amend text	No additional effect. Habitats Regulations Appraisal notes sites where an HRA is required. See Appendix 6.
Appendix 2: Opportunity Sites	OP1: Murcar - insert text OP45: Berryhill – insert text OP3: Findlay Farm – insert text OP6: WTR Site at Dubford – insert text OP8: East Woodcroft North – insert text OP9: Grandhome – insert text OP12: Silverburn House – insert text OP13: AECC Bridge of Don – insert text OP75: Denmore Road – insert text OP14: Former Cordyce School – insert text OP16: Davidsons Papermill – insert text OP17: Former Bucksburn Primary School – insert text OP18: Craibstone North and Walton Farm – insert text OP19: Rowett South – insert text OP20: Craibstone South – insert text OP21: Rowett South – insert text OP22: Greenferns Landward – insert text OP23: Dyce Drive – insert text OP24: Central Park, Dyce – insert text OP25: Woodside – insert text OP28: Greenferns – insert text OP29: Prime Four Business Park – insert text OP63: Prime Four Business Park Phase 5 extension – insert text OP30: Kingsford – insert text OP31: Maidenraig South East – insert text OP32: Maidenraig North East – insert text OP33: Greenferns – insert text	No additional effect. Habitats Regulations Appraisal notes sites where an ecological survey is required. See Appendix 6.

Appendix 2: Opportunity Sites	<p>OP34: Arnhall – insert text OP111: Skene Road – insert text OP38: Countesswells OP40: Cults Pumping Station – insert text OP41: Friarsfield – insert text OP42: Hotel and Equestrian Centre – insert text OP44: North Lasts Quarry – insert text OP47: Edgehill – insert text OP48: Oldfold – insert text OP49: Grove Nursery, Hazlehead – insert text OP50: Skene Road, Hazlehead – insert text OP51: Peterculter Burn – insert text OP52: Malcolm Road, Peterculter – insert text OP54: Craigton, Peterculter – insert text OP109: Woodend, Peterculter – insert text OP112: West of Contlaw Road – insert text OP113: Culter House Road – insert text OP114: Milltimber South – insert text OP55: Blackhills Quarry, Cove – insert text OP56: St Fittick’s Park – insert text OP58: Stationfields, Cove – insert text OP59: Loirston – insert text OP61: Doonies – insert text OP64: Former Ness Tip – insert text OP105: Kincorth Academy – insert text OP115: 34-40 Abbotswell Road – insert text OP35: Summerfield House, Eday Road OP36: Charlie House – insert text OP37: Woodend Hospital – insert text OP66: Granitehill – insert text OP69: 152 Don Street, Old Aberdeen – insert text OP72: Aberdon House – insert text OP73: Balgownie Machine Centre – insert text OP74: Broadford Works, Maberley Street – insert text text</p>	No additional effect. Habitats Regulations Appraisal notes sites where an ecological survey is required. See Appendix 6.
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<p>Appendix 2: Opportunity Sites</p>	<p>OP76: Former Raeden Centre – insert text OP77: Cornhill Hospital – insert text OP78: Frederick Street – insert text OP82: Dunbar Halls of Residence, Don Street – insert text OP85: King Street / Beach Esplanade – insert text OP87: Pittodrie Park – insert text OP90: St Machar Primary School – insert text OP92: St Peter’s Nursery, Spital – insert text OP94: Tillydrone Primary School – insert text OP97: Victoria Road Primary School – insert text OP98: VSA Gallowgate – insert text OP99: Old Torry – insert text OP102: George Street / Crooked Lane – insert text</p>	<p>No additional effect. Habitats Regulations Appraisal notes sites where an ecological survey is required. See Appendix 6.</p>
<p>Appendix 2: Opportunity Sites</p>	<p>OP3: Findlay Farm – insert text OP6: WTR Site at Dubford – insert text OP11: Balgownie Area 4 – insert text OP12: Silverburn House – insert text OP17: Former Bucksburn Primary School – insert text OP20: Craibstone South – insert text OP21: Rowett South – insert text OP22: Greenferns Landward – insert text OP29: Prime Four Business Park – insert text OP40: Cults Pumping Station – insert text OP65: Haudagain Triangle, Middlefield – insert text OP75: Denmore Road – insert text OP95: Station Gateway City Centre Masterplan Intervention Area – insert text</p>	<p>Site reassessed. Water updated. See Appendix 6.</p>

Appendix 2: Opportunity Sites	OP51: amend text	Site reassessed. No additional effect. See Appendix 6
Appendix 2: Opportunity Sites	OP47: Edgehill – insert text OP49: Grove Nursery, Hazlehead – insert text OP50: Skene Road, Hazlehead – insert text OP61: Doonies – insert text OP100: North Dee City Centre Masterplan Intervention Area – insert text OP106: Torry Waterfront City Centre Masterplan Intervention Area – insert text OP110: Heart of the City – City Centre Masterplan Intervention Area – insert text OP112: West of Contlaw Road – insert text	Site reassessed for possible flood risk assessment. No additional effect. See Appendix 6.
Appendix 2: Opportunity Sites	OP3: Findlay Farm – insert text OP7: Aberdeen College Gordon Centre – insert text OP66: Granitehill – insert text OP81: Queen’s Square City Centre Masterplan Intervention Area – insert text OP91: Union Street West City Centre Masterplan Intervention Area – insert text OP116: Froghall Terrace – insert text	Site reassessed for drainage impact assessment. No additional effect See Appendix 6.
Appendix 2: Opportunity Sites	Replace text	No additional effect. Updating reference to Europa site(s). See Appendix 6.

Appendix 3: Masterplans and Development Frameworks	Add text	No additional effect
Appendix 4: Aberdeen Planning Policy	Add text	No additional effect
Glossary	Amend text	No additional effect

[End]