

**Modifications to the Aberdeen Local Development Plan
December 2011**

Reference	Issue	Modification	Consequential Modifications
1/1	Vision and Spatial Strategy	Modify the plan by adding the Scotland River Basin District River Basin Management Plan and the North East Scotland River Basin Area Management Plan to the list of documents in paragraph 1.13.	None.
2/1	Housing and Employment Land Supply and Policy LR1	Modify the plan by: 1. Amending tables 1, 2 and 3 of Appendix 1 where necessary, to clearly distinguish between sites within the regeneration areas and elsewhere.	Highlight sites in Appendix 1 that are also shown in Appendix 3.
2/2	Housing and Employment Land Supply and Policy LR1	2. Removing reference to 21 housing units at 41 Nelson Street from Appendix 1 and elsewhere in the plan where necessary.	Remove OP85 from Appendix 1 Table 1. Remove 41 Nelson Street from Appendix 1 Table 2 and revise total to 918 . Amend Appendix 1 Table 3 as set out below to reflect removal of sites. Amend Paragraph 2.16 to reflect changes to Appendix 1 Table 3: "between 4962 units to 8559. Added to this are 918 units from the Housing Land Audit... brownfield sites range from 5880 to 9477."

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3/1	Regeneration Areas	Modify the plan by adding the following sentence to paragraph 2.18: “Any review will take into account work already undertaken in the preparation of Masterplans for the areas.”	None.																																																														

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4/1	Allocated Sites: Murcar OP2, Berryhill (Murcar) OP3, Findlay Farm OP4	Modify the plan by adding the following to the “Other Factors” part of Appendix 2 for site reference OP2: “This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.”	None.
5/1	Allocated Site: Grandhome OP12	Modify the plan by replacing the “Other Factors” part of Appendix 2 for site reference OP12 with the following: “Privately owned site in single ownership identified for 7000 homes and 5ha of employment land (Class 4 uses). This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.”	None.
6/1	Allocated Site: Dubford OP25	Modify the plan by adding the following to the “Other Factors” part of Appendix 2 for site reference OP25: “This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.”	None.
7/1	Allocated Sites: Bridge of Don OP6, OP8, OP9, OP10, OP11	Modify the plan by: 1. Designating that part of opportunity site OP6 shown in the plans accompanying representation 1519 as undeveloped, as urban green space (Policy NE3).	Add Urban Green Space policy to “Other Factors” in Appendix 2 for OP6.
7/2	Allocated Sites: Bridge of Don OP6, OP8, OP9, OP10, OP11	2. Adding the following to the “Other Factors” part of Appendix 2 for site reference OP8: “The amenity space to the west of the site should be retained.”	None.
7/3	Allocated Sites: Bridge of Don OP6, OP8, OP9, OP10, OP11	3. Adding the following to the “Other Factors” part of Appendix 2 for site reference OP9: “The woodland on site, particularly along the site’s boundaries, should be retained.”	None.
8/1	Alternative Site: Denmore Road/Ellon Road	Modify the plan by adding the following to the “Other Factors” part of Appendix 2 for site reference OP5: “The development should take into account the coherence of the surrounding green space network and provide robust linkages across the site.”	None.

Reference	Issue	Modification	Consequential Modifications										
9/1	Alternative Site: Balgownie Home Farm, Bridge of Don	No modifications.	None.										
10/1	Alternative Site: Denmore Road Retail Units	Modify the plan by designating the Bridge of Don retail park as a “retail park” on the proposals map.	None.										
11/1	Other Alternative Sites: Bridge of Don	No modifications.	None.										
12/1	Energetica – The Global Energy Hub	Modify the plan by adding the following text to paragraph 2.24: “An Energetica Design Guide will be brought forward and adopted as Supplementary Guidance alongside the Plan in due course.”	None.										
13/1	Allocated Sites: Stoneywood Terrace and OP24 Stoneywood	Modify the plan by adding the following to the “Other Factors” part of Appendix 2 for site reference OP24: “This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site. It should be noted that there are two sports pitches located to the north and south of the site.”	None.										
14/1	Employment Land Allocations: Newhills Expansion and Dyce Drive	<p>Modify the plan by:</p> <p>1. Amending the entry for OP26 in table 6 as follows:</p> <table border="1" data-bbox="640 959 1594 1295"> <thead> <tr> <th rowspan="2">Sites</th> <th colspan="2">Local Development Plan Period</th> <th rowspan="2">Future Growth</th> </tr> <tr> <th>2007-2016</th> <th>2017-2023</th> </tr> </thead> <tbody> <tr> <td>OP26 Walton Farm and Craibstone North</td> <td>1.5 ha employment</td> <td></td> <td>18.5 ha employment or higher education and research</td> </tr> </tbody> </table>	Sites	Local Development Plan Period		Future Growth	2007-2016	2017-2023	OP26 Walton Farm and Craibstone North	1.5 ha employment		18.5 ha employment or higher education and research	<p>Change the first sentence of the “Other Factors” part of Appendix 2 for site reference OP26 as follows: “Opportunity for development of 1.5ha of employment land in the Local Development Plan period 2007 – 2023 and 18.5ha of employment land or a higher education and research institute in the Future Growth period.”</p>
Sites	Local Development Plan Period			Future Growth									
	2007-2016	2017-2023											
OP26 Walton Farm and Craibstone North	1.5 ha employment		18.5 ha employment or higher education and research										

Reference	Issue	Modification	Consequential Modifications
14/2	Employment Land Allocations: Newhills Expansion and Dyce Drive	2. Adding the following note to table 6: “- The 1.5 ha of employment land at OP26 relates to Walton Farm and the rest of the site is identified for employment development or a higher education and research institute suitable for the relocation of the Scottish Agricultural College, Craibstone.”	None.
14/3	Employment Land Allocations: Newhills Expansion and Dyce Drive	3. Deleting reference to the Rowett Development Framework (2008) in the notes of table 6 – Development at Dyce, Bucksburn and Woodside and Appendix 5 – Existing masterplans to be taken forward in the local development plan.	None.
14/4	Employment Land Allocations: Newhills Expansion and Dyce Drive	4. Adding the following to the “Other Factors” part of Appendix 2 for site references OP26 and OP28: “This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.”	None.
15/1	Housing Land Allocations: Newhills Expansion and Dyce Drive Allocations	Modify the plan by: 1. Removing the area of land between houses on Forrit Brae and the A96 from site OP30, allocating it as urban green space and retaining the green space network designation.	Recalculate the area of site OP30 and change reference to site area in Appendix 2 (p56 of LDP). Amend Figure 1 map by modifying site boundary. Remove site from Appendix 7.
15/2	Housing Land Allocations: Newhills Expansion and Dyce Drive Allocations	2. Adding the following to the “Other factors” section of Appendix 2 for site OP31: “Burnbrae Moss District Wildlife Site lies adjacent to the southern boundary of this site.”	None.
16/1	Allocated Site: Dyce Drive OP32	Modify the plan by adding the following to the “Other Factors” part of Appendix 2 for site reference OP32:	None.

Reference	Issue	Modification	Consequential Modifications
		“This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site. The site lies within a pipeline notification zone.”	
17/1	Allocated Site: Woodside OP135	Modify the plan by: 1. Adding the following to the “Other factors” part of Appendix 2 for site reference OP135: “Parts of the site may have a risk of flooding and development will have to be avoided in those areas. A Flood Risk Assessment will be required to support any development proposals for the site.”	None.
17/2	Allocated Site: Woodside OP135	2. Adding the following to the notes of table 6: “A masterplan which reflects the contents of the “Woodside Sports Village Indicative Masterplan” required for OP135.”	None.
18/1	Other Allocated sites: Dyce and Bucksburn	Modify the plan by: 1. Amending the other factors section for site OP16 to reflect the up-to-date planning position.	None.
18/2	Other Allocated sites: Dyce and Bucksburn	2. Adding a reference to Policy H2 – Mixed Use Areas, stating the intention to bring forward the development brief for the former BP Headquarters Complex (April 2008) as supplementary guidance.	Include the BP Headquarters Complex Development Brief (April 2008) in the list of Masterplans in Appendix 5.
18/3	Other Allocated sites: Dyce and Bucksburn	3. Deleting site OP27 and designating it as green belt and part of the green space network.	Delete OP27 reference from Table 6 and modify housing numbers. Amend Figure 1 map by removing site OP27. Delete OP27 reference from Appendix 2. Amend housing numbers for

Appendix 1

Reference	Issue	Modification	Consequential Modifications
			Table 4 Greenfield Development Allowances and Allocations.
19/1	Allocated Sites: Greenferns OP39 and OP45	Modify the plan by, in Appendix 2, adding to the text specifying the 'Other Factors' relating to opportunity site OP45: "This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site."	None.
20/1	Alternative Site: Dyce Playing Fields	No modifications.	None.
21/1	Alternative Site: Newton Farm Dyce	No modifications.	None.
22/1	Masterplanning of Newhills Expansion and Dyce Drive	No modifications.	None.
23/1	Alternative Site: New Settlement at Clinterty	No modifications.	None.
24/1	Alternative Site: Little Clinterty, Blackburn	No modifications.	None.
25/1	Alternative Option: Tyrebagger Quarry, Clinterty	No modifications.	None.
26/1	Alternative Site: Kinellar Mill	No modifications.	None.
27/1	Allocated Site: Skene Road, Hazlehead	No modifications.	None.

Reference	Issue	Modification	Consequential Modifications
	OP68		
28/1	Allocated Sites: Hazledene and Pinewood OP52 and OP57	No modifications.	None.
29/1	Allocated Sites: Maidencraig OP43 and OP44	Modify the plan by in Appendix 2, adding to the text specifying the 'Other Factors' relating to opportunity site OP43: "This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site."	None.
30/1	Housing Land Allocations: Kingswells OP41 and OP42	No modifications.	None.
31/1	Employment Land Allocation: West Hatton and Home Farm, Kingswells OP40	No modifications.	None.
32/1	Allocated Site: East Arnhall OP46	Modify the plan by in Appendix 2, adding "A flood risk assessment will be required" and "Site lies within a pipeline notification zone" to the 'Other Factors' relating to opportunity site OP46.	None.
33/1	Allocated Site: Countesswells OP58	No modifications.	None.
34/1	Allocated Site: Grove Nursery, Hazlehead OP66	No modifications.	None.
35/1	Alternative Sites: Kingswells	No modifications.	None.
36/1	Alternative Sites: Development in the	No modifications.	None.

Reference	Issue	Modification	Consequential Modifications
	Vicinity of Hazlehead Park		
37/1	Alternative Site: Cadgerford Farm	No modifications.	None.
38/1	Allocated Site: Friarsfield OP51	Modify the plan by adding the following text under “Other Factors” to the opportunity site reference for OP51: “This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site”.	None.
39/1	Allocated Sites: Culter House Road and Edgehill Road OP60 and OP61	No modifications.	None.
40/1	Allocated Site: Oldfold OP62	No modifications.	None.
41/1	Allocated Site: Craigton Road, Pitfodels OP64	Reporters’ Conclusion: The Reporters note that the council accepts that the site is incorrectly referenced in the local development plan and considers that it should be referred to as “Craigton Road/Airyhall Road”. They consider that whether or not to amend the site name is a matter for the council. Modification: No modifications.	In light of the Reporters’ conclusions, officers’ view is that the name should be amended to Craigton Road/Airyhall Road. Page 17, Table 9 – change site name to Craigton Road/ Airyhall Road. Page 60, Appendix 2 – change site name to Craigton Road/ Airyhall Road.
42/1	Allocated Site: North Garthdee Farm OP65 and Proposal for Garthdee Link Road	No modifications.	None.

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Reference	Issue	Modification	Consequential Modifications
43/1	Allocated Site: Cults Pumping Station OP49	No modifications.	None.
44/1	Allocated Site: Earlswells House OP50	No modifications.	None.
45/1	Allocated Site: Malcolm Road OP54	Modify the plan by deleting Opportunity Site OP54 Malcolm Road and designating it as green belt and part of the green space network as in the adopted local plan.	<p>Remove reference to OP54 from Appendix 2.</p> <p>Amend Figure 1 map by removing site OP54.</p> <p>Amend housing numbers in Table 9 Development at Deeside.</p> <p>Amend housing numbers for Table 4 Greenfield Development Allowances and Allocations.</p>
46/1	Allocated Site: Milltimber Primary School OP55	No modifications.	None.
47/1	Allocated Site: North Lasts Quarry OP56	Modify the plan by adding the following text to the “Other Factors” listed in connection with the OP56 designation on page 59 – “The site lies within a pipeline consultation zone and all development should conform to the terms of Policy B15 – Pipelines and Controls of Major Accident Hazards”	None.
48/1	Allocated Site: Peterculter East OP59	No modifications.	None.
49/1	Allocated Site: Mid Anguston, Peterculter OP133	Modify the plan by deleting Opportunity Site OP133 Mid Anguston, Peterculter and designating it as greenbelt.	Remove reference to OP133 from Appendix 2.

Reference	Issue	Modification	Consequential Modifications
			<p>Amend Figure 1 map by removing site OP133.</p> <p>Amend housing numbers in Table 9 Development at Deeside.</p> <p>Amend housing numbers for Table 4 Greenfield Development Allowances and Allocations.</p>
50/1	Allocated Site: Peterculter Burn OP134	<p>Modify the plan by:</p> <p>1. Adding the following bullet to Table 9: “A planning brief will be required for OP134 setting out (a) specific measures needed to avoid damage to, and enhance the District Wildlife Site, and (b) the requirement to provide a construction method statement that will avoid adverse effects on the qualifying interests of the River Dee SAC (Atlantic Salmon, Freshwater Pearl Mussel and Otter).”</p>	<p>Add the following to the end of Appendix 2 ‘Other Factors’ as modified in 50/2:</p> <p>“A planning brief will be required for OP134 setting out (a) specific measures needed to avoid damage to, and enhance the District Wildlife Site, and (b) the requirement to provide a construction method statement that will avoid adverse effects on the qualifying interests of the River Dee SAC (Atlantic Salmon, Freshwater Pearl Mussel and Otter).”</p>
50/2	Allocated Site: Peterculter Burn OP134	<p>2. Amending Appendix 2 of the local development plan in relation to Site Reference OP134 as follows: Under the heading of “Other Factors” add after the words “19 homes”, “a hydro electric scheme, fish pass, football pitch, changing facilities and car parking for Culter Youth Football Club and a new pathway opening up access to existing woodland. A flood risk assessment demonstrating acceptable consequences will</p>	None.

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		be required together with a masterplan giving details of access and setting out timescales for implementation of the different stages of the overall development. These matters will be reflected in any grant of planning permission.”	
51/1	Alternative Site: Loirsbank Road	Modify the plan by designating that part of this two hectare site at Loirsbank Road which has planning permission for 8 houses as an allocated housing site for 8 units and making consequential amendments to the text of the plan where required.	<p>Add the following opportunity site reference to Appendix 2 under Deeside:</p> <p>Site Ref: OP136 Site Name: Loirsbank Site Size: 0.82ha Policy: Residential Other Factors: Planning permission granted for 8 houses.</p> <p>Amend Figure 1 map by inserting site.</p> <p>Amend footnote of Table 2 on page 7 to read: “The Loirsbank site has been reduced in size from that shown in the 2008 Aberdeen Local Plan and given an allocation of 8 houses.”</p> <p>Add reference OP136 to Loirsbank to Table 2.</p> <p>Amend the proposals map to show that part of the site that has been granted planning permission as an opportunity site and rezone</p>

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			to H1 Residential.
52/1	Alternative Sites Peterculter	No modifications.	None.
53/1	Alternative Sites in Cults, Bieldside and Milltimber	No modifications.	None.
54/1	General Deeside Development Issues	No modifications.	None.
55/1	Allocated Sites: Loirston	Modify the plan by in Appendix 2, adding to the 'Other Factors' identified for opportunity site OP77 Loirston: "Potential to accommodate football or community stadium."	None.
56/1	Allocated Site: Souter Head Road, Cove OP76	Modify the plan by in Appendix 2, adding to the text relating to opportunity site OP76: "A waste management license is in force over part of the site, and a gas risk assessment and any necessary remediation will be required prior to development."	None.
57/1	Allocated Site: Blackhills Quarry, Cove OP71	Modify the plan by extending the boundary of opportunity site OP71 to include the potential expansion area, and also the adjacent existing office and manufacturing/plant area that is associated with the quarrying operation, both as shown on the plan accompanying the representation.	Amend Appendix 2 OP71 to reflect new site area and edit "Other Factors" to include; "Also including area containing future mineral reserves." Amend Figure 1 to reflect increased site OP71.
58/1	Allocated Sites: Aberdeen Gateway/Moss-side/Mains of Cairnrobin OP69 and OP79	Modify the plan by deleting opportunity site OP79 Blackhills of Cairnrobin, and designating the land as green belt.	Table 4 - Remove 3.5ha of employment land in the Future Growth period from Loirston and Cove. Remove OP79 reference from Table 10.

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			<p>Remove OP79 reference from Appendix 2.</p> <p>Amend Figure 1 to remove site OP79.</p> <p>Delete site OP79 from Appendix 7.</p>
59/1	Existing 2008 Local Plan Housing Allocations: Cove	Modify the plan at Appendix 2, in relation to site OP72 by amending the final sentence of 'Other Factors' to read: "A waste license still applies over part of the site and a gas risk assessment and any necessary remediation will be required prior to development."	None.
60/1	Alternative Site: Peterseat	No modifications.	None.
61/1	Alternative Site: Rigifa Farm	No modifications.	None.
62/1	Shell Headquarters Altens	No modifications.	None.
63/1	Allocated Sites: OP19 Haudagain Triangle, OP21 Manor Walk, Middlefield	No modifications.	None.
64/1	Allocated Sites: Woodend Hospital Annex and Summerhill Academy, Lang Stracht	No modifications.	None.
65/1	Allocated Site:	Modify the local development plan by:	None.

Reference	Issue	Modification	Consequential Modifications
	Braeside Infant School OP47	1. Adding the following text to the “Other Factors” in the entry for opportunity site OP47 on page 58 of the plan: “Development will have to respect residential amenity within and surrounding the area. The Council will seek the retention of the playpark in its current location to the south of site OP47.”	
65/2	Allocated Site: Braeside Infant School OP47	2. On the city wide proposals map, redrawing the southern boundary of opportunity site OP47 so as to exclude the public open space/play area currently existing to the south of the school site.	Amend site size for OP47 in Appendix 2 from 1.28ha to 1.04ha. Amend site boundary in Figure 1 map. Amend site size in Appendix 1, Table 1 and Appendix 7.
66/1	Allocated Sites: Aberdeen College, Gallowgate OP87	Modify the plan by changing the site size for site OP87 in appendices 1 (page 52) and 2 (page 62) to 1.74 ha.	None.
67/1	Allocated Sites: Broadford Works, Malbery Street OP90	No modifications.	None.
68/1	Allocated Brownfield Sites: Hilton OP91, OP96 and OP106	No modifications.	None.
69/1	Allocated Site: Denburn Valley/Belmont Street/Union Terrace OP98	Modify the local development plan by amending the “Other Factors” entry for Opportunity Site 98 (Appendix 2, page 63) to read: “Options for the future of the gardens are currently under consideration. Area covered by Urban Green Space and Green Space Network. Conservation Area 2. Listed buildings. Tree Preservation Orders.”	None.
70/1	Allocated Site: Denburn and Woolmanhill OP99	Modify the local development plan by adding the following sentence to the “Other factors” listed for opportunity site 99 on page 63: “Replacement accommodation close to the city centre is required	None.

Reference	Issue	Modification	Consequential Modifications
		for the two health practices currently using the site.”	
71/1	Allocated Site: Donside Paper Mill OP100	No modifications.	None.
72/1	Allocated Site: OP101 Dunbar Halls of Residence, Don Street	No modifications.	None.
73/1	Allocated Site OP109 Linksfield Academy	<p>Reporter’s Conclusion: Drawing these elements together, I conclude that the northwestern part of the opportunity site should retain the residential allocation, but that the remainder should be reallocated to Policies CF1 and CF2, the former covering the now completed elements of the Aberdeen Sports Village (the main building, athletics track, and associated facilities) while the latter should apply to the remaining eastern part of the site, including the existing sports pitch.</p> <p>Reporter’s Recommendation: Modify the plan by: 1. On the city wide proposals map removing the urban green space allocation from the central and eastern parts of opportunity site 109 and replacing it with Policy CF1 (Existing Community Sites and Facilities) in the central part of the site and CF2 (New Community Facilities) in the eastern part of the site.</p>	To take account of the Reporter’s Conclusion and Recommendation the Council proposes to designate The Aberdeen Sports Village as described as Policy CF1 Existing Community Sites and Facilities. However, the all-weather pitch to the east of the athletics track has also been included in the CF1 designation as this also forms part of the Sports Village. The remaining areas of land comprising the football pitch and clubhouse south of Regent Walk, amenity land, open space and the undeveloped ground west of Golf Road will be designated Policy CF2 New Community Facilities. The northwestern area shall remain designated H1 Residential Areas as stated by the Reporter.
73/2	Allocated Site OP109 Linksfield Academy	2. Amending the policy entry for opportunity site 109 in Appendix 2 (page 64) by adding the words “and community uses” after the word “residential”.	None.
74/1	Allocated Site:	No modifications.	None.

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	OP110 Mile End Primary School		
75/1	Allocated Site: OP111 Nazareth House	No modifications.	None.
76/1	Allocated Site: OP114 Pittodrie Park	Modify the local development plan by re-allocating opportunity site 114 from a mixed use area to a residential area (Policy H1) on the city wide proposals map, and making a corresponding change in the entry for the site in Appendix 2 on page 65.	None.
77/1	Allocated Site: OP123 Triple Kirks, Schoolhill	No modifications.	None.
78/1	Allocated Site: OP128 VSA Gallowgate	Modify the plan by reducing the area of opportunity site OP128 on the City Wide Proposals Map and City Centre Detail Proposals Map, as shown on revised site plan prepared by the council; and by changing the entry for this site in Appendix 2 by reducing the stated site area from 0.12 ha to 0.08 ha and adding the phrase "Listed building." under "Other Factors".	Change site area in Appendix 1.
79/1	Allocated Site: OP129 The Waterfront, Torry	Modify the plan by: 1. Omitting from the City Wide Proposals Map the part of site OP129 to the east of St Fittick's Road. This would require a consequential reduction in the area of the site stated in appendix 2, and the reinstatement of the green belt allocation on the golf course, as shown in the currently adopted local plan.	Amend site area owned by Council in Appendix 7 to 1.74ha.
79/2	Allocated Site: OP129 The Waterfront, Torry	2. Changing the entry for site OP129 in Appendix 2 of the local development plan by substituting the word "Masterplan" for "Planning".	None.
80/1	Smithfield Primary School	No modifications.	None.
81/1	Alternative Site: Woodend Hospital	No modifications.	None.
82/1	Alternative Site: Land	No modifications.	None.

Reference	Issue	Modification	Consequential Modifications
	adjoining Sunnybank Park		
83/1	Alternative Sites: Woodend Hospital	No modifications.	None.
84/1	Alternative Sites: Causewayend	No modifications.	None.
85/1	Change of land use zoning: Foresterhill	Modify the plan by deleting the policy NE1 (Green Space Network) designation from the southwestern corner of the Foresterhill hospital site. Note: the NE1 designation on the two areas adjoining Ashgrove Road is to be retained.	None.
86/1	Alternative land use zoning: King's College Recreational Grounds	No modifications.	None.
87/1	Alternative land use zoning: Aberdeen College Trinity	No modifications.	None.
88/1	City Centre	Modify the local development plan by: 1. Adding a new sentence at the end of paragraph 2.9 : "In addition, a Business Improvement District Project has been proposed in Aberdeen City Centre."	None.
88/2	City Centre	2. Adding a new sentence in paragraph 2.11, after the sentence ending "in recognition of its key location at the heart of the City Centre.": Appropriate pedestrian priority measures are currently under consideration for part of Union Street.	None.
88/3	City Centre	3. Amending the last sentence/paragraph of Policy C2 to read: "Proposals to use basement and upper floor levels for retail, residential, and other appropriate purposes will be encouraged in principle."	None.

Reference	Issue	Modification	Consequential Modifications
89/1	Policy LR2: Delivery of Mixed Use Communities	Modify the plan by amending the second sentence of Policy LR2 to read: “This means that the road, water, gas and electricity infrastructure will need to be considered for the whole site.”	None.
90/1	Policy I1: Infrastructure Delivery and Developer Contributions	Modify the plan by: 1. Adding the following new sentence to the start of paragraph 3.4: “From an early stage in the preparation of this plan, the Council has worked in close partnership with a wide range of agencies through the Future Infrastructure Requirements for Services Group to establish the infrastructure requirements to support development.”	None.
90/2	Policy I1: Infrastructure Delivery and Developer Contributions	2. Adding the following after the third sentence of paragraph 3.4: “The Action Programme will be updated on an ongoing basis and revised versions will be formally published on the council’s website every two years.”	None.
90/3	Policy I1: Infrastructure Delivery and Developer Contributions	3. Replacing the words “Planning Agreement” in paragraph 3.5 with “Planning or other legal agreement”.	None.
90/4	Policy I1: Infrastructure Delivery and Developer Contributions	4. Adding the following new second sentence to the policy: “Where development either individually or cumulatively will place additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities.”	None.
90/5	Policy I1: Infrastructure Delivery and Developer Contributions	5. Amending the first sentence of the second paragraph of the policy to read: “Infrastructure requirements relating to Masterplan Zone sites and other allocated sites outwith the Masterplan Zones are set out in appendices 4 and 5. Actions for delivering such infrastructure are	None.

Reference	Issue	Modification	Consequential Modifications
		described in the Local Development Plan Action Programme.”	
90/6	Policy I1: Infrastructure Delivery and Developer Contributions	6. Amending the final sentence of the second paragraph of the policy to read: “The level of provision or contribution required will relate to the development proposed either directly or to the cumulative impact of development in the area and be commensurate to its scale and impact.”	None.
90/7	Policy I1: Infrastructure Delivery and Developer Contributions	7. Amending the second sentence of paragraph 3.6 to read: “The infrastructure requirements for greenfield development sites in the Masterplan Zones are set out in Appendix 4.”	None.
90/8	Policy I1: Infrastructure Delivery and Developer Contributions	8. Adding the following to paragraph 3.6: “Other allocated sites outwith the Masterplan Zones will also be required to make a fair and appropriate contribution commensurate in scale and kind with the development proposed to mitigate the impact of development. See Appendix 5. Any development which is not listed will need to provide infrastructure requirements and developer contributions on the basis of the criteria set out in supplementary guidance – Infrastructure and Developer Contributions Manual.”	None.
90/9	Policy I1: Infrastructure Delivery and Developer Contributions	9. Removing all references to infrastructure requirements from sites in Appendix 2.	Remove the following: <ul style="list-style-type: none"> - p55 OP25 “with possible provision of a new secondary school” - p56 OP24 “Site will be masterplanned and incorporate a replacement Primary School with additional capacity and a new Health Centre” and replace with “Masterplan required”. - P59 OP62 “Development should include provision of a

Reference	Issue	Modification	Consequential Modifications
			new Primary School and Community Facilities.”
90/10	Policy I1: Infrastructure Delivery and Developer Contributions	10. Amending the notes of table 5 to read: “OP2 – The masterplan to be prepared for OP2 Murcar will need to take into account any masterplan or framework for OP3 Berryhill so that the developments dovetail together in a coherent manner.”	None.
91/1	Policy T1: Land for Transport	Modify the plan by: 1. Amending paragraph 3.15 by: (a) Deleting the words “We have identified” and substituting “The Regional Transport Strategy and Local Transport Strategy have identified”; and (b) Inserting after the words “developer contributions” the words “That will not preclude developer contributions towards the cost of accelerating the implementation of a scheme or providing an enhanced solution”.	None.
91/2	Policy T1: Land for Transport	2. Amending Policy T1 by inserting another bullet point – “Aberdeen Western Peripheral Route”.	None.
91/3	Policy T1: Land for Transport	3. Modifying the Proposals Map to identify the land required by the AWPR as set out in the two compulsory purchase orders referred to in the Scottish Government representation (665).	None.
92/1	Third Don Crossing	No modifications.	None.
93/1	Berryden Corridor Road	No modifications.	None.
94/1	South College Street Improvements	No modifications.	None.

Reference	Issue	Modification	Consequential Modifications
95/1	Policy T2: Managing the Transport Impact of Development	No modifications.	None.
96/1	Policy D1: Architecture and Placemaking	No modifications.	None.
97/1	Policy D2: Design and Amenity	Modify the plan by: 1. Amending the second sentence of criterion 3 as follows: “This can be provided by balconies, private gardens, terraces, communal gardens or other means acceptable to the council”.	None.
97/2	Policy D2: Design and Amenity	2. Amending criterion 4 as follows: “When it is necessary to accommodate car parking within a private court, the parking must not dominate the space: as a guideline no more than 50% of any court should be taken up by parking spaces and access roads. Underground or decked parking will be expected in high density schemes.”	None.
98/1	Policy D3: Sustainable and Active Travel	No modifications.	None.
99/1	Policy D4: Aberdeen’s Granite Heritage	No modifications.	None.
100/1	Policy D5: Built Heritage	Modify the plan by adding the following to Policy D5 after the words “Scottish Planning Policy”: “In relation to development affecting archaeological resources further details are set out in Supplementary Guidance on Archaeology and Planning.”	None.
101/1	Policy D6: Landscape	Modify the plan by amending Policy D6 as follows: 1. Inserting the word “significantly” before the word “adversely” in	None.

Reference	Issue	Modification	Consequential Modifications
		point 1; in point 2 by inserting the word “important” between the words “obstructing” and “views” and the words “busy and important” between the words “from” and “publicly”; in point 3 by deleting the word “recognised” and substituting the word “important”; and in point 4 by inserting the words “important or necessary” between the words “onto” and “green”.	
101/2	Policy D6: Landscape	2. Replacing the final paragraph with “Further guidance is available in our Supplementary Guidance: Landscape Strategy Part 2 – Landscape guidelines.”	None.
102/1	Policy BI1: Business and Industrial Land	No modifications.	None.
103/1	Policy BI2: Specialist Employment Area	No modifications.	None.
104/1	Policy BI4: Aberdeen Airport and Aberdeen Harbour	Modify the local plan by adding the following text at the end of paragraph 3.37 on page 28: “The masterplan will also include guidance on how to avoid adverse effects upon qualifying interests of the River Dee SAC which runs through the harbour, and also upon Bottlenose dolphins, which frequently occur in the outer harbour and mouth, and are a qualifying feature of the Moray Firth SAC and a European Protected Species.”	None.
105/1	Policy BI5: Pipelines and Major Accident Hazards	Modify the local plan by the insertion of the following new sentence at the end of paragraph 3.38 (page 29): “The council will also consult the owners/operators of such installations where relevant planning applications are received.”	None.
106/1	New Policy: Economic Benefit of Development	No modifications.	None.
107/1	New Policy: Enabling Development	No modifications.	None.
108/1	Policy H1: Residential Areas	Modify the plan by amending the first sentence of bullet 3 to read: “does not result in the loss of valuable and valued areas of open	None.

Reference	Issue	Modification	Consequential Modifications
		space.”	
109/1	Policy H3 and H4: Housing Density and Mix	No modifications.	None.
110/1	Policy H5: Affordable Housing	Modify the plan by updating the text at paragraph 3.46 to refer to Planning Advice Note 02/2010 – Affordable housing and housing land audits.	None.
111/1	Policy H6 and H7: Gypsy Traveller Sites Proposals	No modifications.	None.
112/1	Policy H8: Housing and Aberdeen Airport	Modify the plan by : 1. Adding the following sentence at the end of paragraph 3.50: “Planning Advice Note PAN 1/2011 and the accompanying Technical Advice Note on the assessment of noise set out Scottish Government guidance on planning and noise, while the Environmental Noise (Scotland) Regulations 2006 provide the basis for minimising noise disturbance at Aberdeen Airport through the Aberdeen Airport Noise Action Plan.”	None.
112/2	Policy H8: Housing and Aberdeen Airport	2. Amending Policy H8 to read : “Applications for residential development under or in the vicinity of aircraft flight paths, where the noise levels are in excess of 57 dB LAeq (using the summer 16-hour dB LAeq measurement) will be refused, due to the inability to create an appropriate level of residential amenity, and to safeguard the future operation of Aberdeen Airport.”	None.
113/1	Policy CF1: Existing community sites and facilities	No modifications.	None.
114/1	Policy CF2: New	Modify the plan by deleting the fourth paragraph of Policy CF2.	None.

Reference	Issue	Modification	Consequential Modifications
	Community Facilities		
115/1	Policy RT1, RT2, RT3, RT4 and Rt5: Retailing	Modify the local plan by: 1. Amending paragraph 3.59 to read: Local shops and other places of work are to be provided in all new major development areas to encourage more sustainable travel patterns. Sites will be identified through the masterplanning process.	None.
115/2	Policy RT1, RT2, RT3, RT4 and Rt5: Retailing	2. Policy RT1 - Sequential Approach and Retail Impact After Tier 4 – Neighbourhood Centres, adding a new entry: Retail Parks; and at the end of the policy, adding a new sentence: Retail Parks are appropriate for large bulky comparison goods if city centre/town centre sites are not available and the site is easily accessible by public transport.	None
115/3	Policy RT1, RT2, RT3, RT4 and RT5: Retailing	3. Policy RT2 - Out of Centre Proposals In the first criterion in the policy, changing R1 to RT1.	In Policy RT5 change R1 to RT1.
115/4	Policy RT1, RT2, RT3, RT4 and RT5: Retailing	4. Glossary Adding the definitions contained in the glossary of the currently adopted 2008 Aberdeen Local Plan for edge-of-centre and out-of-centre in the appropriate places in the glossary of the Proposed Aberdeen Local Development Plan.	In new Glossary items replace reference to “Appendix 2” with “Hierarchy of Retail Centres Supplementary Guidance.”
116/1	Policy NE1: Green Space Network	No modifications.	None.
117/1	Policy NE2: Green Belt	No modifications.	None.
118/1	Policy NE3: Urban Greenspace	Modify the plan by: 1. In the first sentence of Policy NE3, insert ‘woods,’ before ‘allotments’ in the list of types of urban green space to which it applies.	None.
118/2	Policy NE3: Urban	2. Altering the wording of the fifth criterion to read:	None.

Reference	Issue	Modification	Consequential Modifications
	Greenspace	"Replacement green space of similar or better quality is located in or immediately adjacent to the same community, providing similar or improved benefits to the replaced area and is as accessible to that community, taking into account public transport, walking and cycling networks and barriers such as major roads."	
118/3	Policy NE3: Urban Greenspace	3. Adding a sixth criterion, to read: "They do not impact detrimentally on lochs, ponds, watercourses or wetlands in the vicinity of the development."	None.
118/4	Policy NE3: Urban Greenspace	4. Adding a seventh criterion, to read: "Proposals to develop playing fields or sports pitches should also be consistent with the terms of Scottish Planning Policy."	None.
119/1	Policy NE4: Open Space Provision in new development	No modification.	None.
120/1	Policy NE5: Trees and Woodlands	Modify the plan by: 1. Altering the first sentence of Policy NE5 to read: "There is a presumption against all activities and development that will result in the loss of or damage to established trees and woodlands that contribute significantly to nature conservation, landscape character or local amenity, including ancient and semi-natural woodland which is irreplaceable."	None.
120/2	Policy NE5: Trees and Woodlands	2. Adding a sentence at the end of the policy to read: "See supplementary guidance on both protecting trees and woodlands and the trees and woodland strategy for Aberdeen for more information."	None.
121/1	Policy NE6: Flooding and Drainage	Modify the plan by: 1. Amending paragraph 3.73 to read: "Development proposals should avoid areas susceptible to flooding	None.

Reference	Issue	Modification	Consequential Modifications
		and promote sustainable flood risk management. We will consider development proposals in consultation and with advice from other key stakeholders such as the Scottish Environment Protection Agency particularly in relation to proposals for new development in areas of medium to high risk as outlined in the Risk Framework of Scottish Planning Policy. We will safeguard the storage capacity of functional floodplains, and development in the functional floodplain will only be permitted where a specific location is essential for operational reasons. All development proposals should take proper account of possible climatic change and consider coastal protection, flood defence and land drainage issues on potential development locations. The ultimate responsibility for avoiding or managing flood risk lies with land and property owners.”	
121/2	Policy NE6: Flooding and Drainage	2. Amending paragraph 3.74 to read: “The Indicative River and Coastal Flood Map (Scotland) (www.sepa.org.uk/flooding) provides an indication of areas potentially at risk from flooding. Flooding from all watercourses, coastal areas which are potentially at risk from storm and tidal surges and rising sea levels brought about by climate change, along with other sources such as rising groundwater, surface water and drainage systems will be considered.”	None.
121/3	Policy NE6: Flooding and Drainage	3. Amending paragraph 3.75 to read : “3.75 Flood risk and other environmental damage can be managed by minimising changes in the volume and rate of surface water run off from development sites through the use of Sustainable Urban Drainage Systems (SUDS). SUDS can also free up capacity in water management infrastructure. SUDS should be incorporated into all development, other than alterations or extensions to dwellings or other small scale extensions and should be designed in accordance with CIRIA C697: The SUDS Manual. Developers are required to demonstrate that long term maintenance is in place	None..

Reference	Issue	Modification	Consequential Modifications
		<p>for SUDS. Further detail is given in the supplementary guidance on SUDS. In some circumstances developments may be required to adapt to flood risk by incorporating water resistant materials and forms of construction in line with the guidance set out in PAN 69: Planning and Building Standards Advice on Flooding.</p> <p>3.76 Policy NE 8 Natural Heritage sets out how development proposals should address watercourses, and our position on culverting. Where culverts are unavoidable, they should be designed to maintain existing flow conditions and aquatic life. Any proposals for new culverts should have a demonstrable neutral impact on flood risk and be linked to long term maintenance arrangements to ensure they are not the cause of flooding in the future.”</p>	
121/4	Policy NE6: Flooding and Drainage	4. Inserting in Policy NE8, item 7, line 2, the following additional phrase after culverting: “natural treatments of floodplains and other water storage features will be preferred wherever possible;”	None.
121/5	Policy NE6: Flooding and Drainage	5. Transferring the text of paragraph 3.76 into Policy NE6 after point 4 of the first section, but with the omission of the phrase being damaged by. The preceding paragraph 3.75 to be split into two paragraphs as set out above to improve clarity and to maintain the paragraph numbering.	None.
121/6	Policy NE6: Flooding and Drainage	6. In the second part of Policy NE6, dealing with drainage impact assessments, in the first line of item 1, changing “best” to “most appropriate”.	None.
121/7	Policy NE6: Flooding and Drainage	7. Changing the last sentence in paragraph 3.77, to read: “Developers will be required to demonstrate that their proposals for foul drainage conform to the standards set out in the Sewers for Scotland Manual Second Edition (2007) and The SUDS Manual (C697).”	None.
122/1	Policy NE7: Coastal	Modify the plan by adding a third criterion at the end of Policy NE7	None.

Reference	Issue	Modification	Consequential Modifications
	Planning	(applicable in all cases): “Development proposals will be required to demonstrate through appropriate marine-noise modelling, that adverse impacts on Bottlenose Dolphins and Atlantic Salmon are avoided.”	
123/1	Policy NE8: Natural Heritage	Modify the plan by: 1. Amending paragraph 3.83 to read: “The River Dee is a Special Area of Conservation (SAC) (an international designation) and includes that part of the harbour through which the river flows. This is the only Natura site within the Plan area. However allocations within the Plan area also have the potential to impact on the bottlenose dolphin, a qualifying interest for the Moray Firth SAC and European Protected Species. These dolphins are frequently present offshore and at the mouth of the harbour and in the outer harbour. National designations are also present in the Plan area and include Sites of Special Scientific Interest. Local designations include Local Nature Reserves, District Wildlife Sites and Sites of Interest to Natural Science, with the latter two soon to be reclassified as Local Nature Conservation Sites or Landscape Areas. Our Nature Conservation Strategy includes a list of all designations.”	None.
123/2	Policy NE8: Natural Heritage	2. Amending the first paragraph of Policy NE8 by altering the first sentence to read: “Development that, taking into account any proposed mitigation measures, has an adverse effect on a protected species or an area designated because of its natural heritage value will only be permitted where it satisfies the relevant criteria in Scottish Planning Policy.”	None.
123/3	Policy NE8: Natural Heritage	3. Amending Sections 1, 2 and 3 of the policy to read: “1. Applicants should submit supporting evidence for any development that may have an adverse effect on a protected species demonstrating both the need for the development and that a full range of possible alternative courses of action has been properly examined and none found to acceptably meet the need	None.

Reference	Issue	Modification	Consequential Modifications
		<p>identified.</p> <p>2. An ecological assessment will be required for a development proposal on or likely to affect a nearby designated site or where there is evidence to suggest that a habitat or species of importance (including those identified in the UK and Local Biodiversity Action Plans) exists on the site.</p> <p>3. No development will be permitted unless steps are taken to mitigate negative development impacts. All proposals that are likely to have a significant effect on the River Dee SAC will require an appropriate assessment which will include the assessment of a detailed construction method statement addressing possible impacts on Atlantic Salmon, Freshwater Pearl Mussel and Otter. Development proposals will only be approved where the appropriate assessment demonstrates that there will be no adverse affect on site integrity, except in situations of overriding public interest."</p>	
124/1	Policy NE9: Access and Informal Recreation	Modify the plan by amending the third sentence of Policy NE9 to read: "Wherever appropriate, developments should include new or improved provision for public access, permeability and/or links to green space for recreation and active travel."	None.
125/1	Policy R1: Minerals	Modify the plan by removing the first test from Policy R1 and, as a consequence, deleting the phrase "(on sites identified in Policy R1)" from Policy NE2 'Green Belt'.	None.
126/1	Policy R2: Degraded and Contaminated Land	Modify the plan by amending Policy R2 to read as follows: "The City Council will require that all land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. This may involve undertaking site investigations and risk assessments to identify any actual or possible significant risk to public health or safety, or to the environment, including possible pollution of the	None.

Reference	Issue	Modification	Consequential Modifications
		water environment, that could arise from the proposals. Where there is potential for pollution of the water environment the City Council will liaise with SEPA.”	
127/1	Policy R3: New Waste Management Facilities	Modify the plan by: 1. Deleting the word “municipal” in paragraph 3.96.	None.
127/2	Policy R3: New Waste Management Facilities	2. Amending paragraph 3.98 to insert the word “municipal” before the words “waste management” in lines 2 and 12. Add a final sentence “Additional facilities will be required to deal with non-municipal waste”.	None.
127/3	Policy R3: New Waste Management Facilities	3. Rewording the penultimate paragraph of Policy R3 to read “Waste management facilities that are proposed on Business and Industrial Land (BI1) will normally require to be located in a building. This will depend upon the nature of the operations involved.”	None.
127/4	Policy R3: New Waste Management Facilities	4. Amending the last paragraph of Policy R3 by deleting the word “existing” and adding after the word “facilities” the words “including those listed in Policy R4”.	None.
128/1	Policy R4: Sites for New Waste Management Facilities	Modify the plan by amending Appendix 7 to include a reference to Altens East/Doonies as a site for a materials recycling facility/an aerobic digestion or in-vessel composting facility and/or a transfer station. The site should be shown as Opportunity Site Reference OP70.	None.
129/1	Policy R5: Energy from Waste	No modifications.	None.
130/1	Policy R6: Waste Management Requirements for New Development	No modifications.	None.
131/1	Policy R7: Low and Zero Carbon Buildings	No modifications.	None.
132/1	Policy R8:	Modify the plan by replacing “50%” with “80%” in paragraph 3.105.	None.

Reference	Issue	Modification	Consequential Modifications
	Renewable and Low Carbon Energy Developments		
133/1	New Policy: Telecoms	Modify the plan by adding the following paragraph after Policy R8: “Communications Infrastructure The expansion of the electronic communications network including telecommunications, broadband and digital infrastructure is supported. The council is keen to facilitate this expansion whilst at the same time minimising any environmental impacts. Any such proposals must take into account guidance in Scottish Planning Policy (SPP), PAN62 – Radio Telecommunications and policies in this plan including but not limited to Policy D5 – Built Heritage, Policy D6 – Landscape, Policy H1 – Residential Areas and Policy H2 – Mixed Use Areas.”	None.
134/1	Use of Supplementary Guidance	No modifications.	None.
135/1	Proposals Map and Glossary	Modify the plan by: 1. Amending the proposals map to identify the boundary of the River Dee SAC.	None.
135/2	Proposals Map and Glossary	2. Amending the final sentence of the definition of brownfield land in the glossary to read: “The grounds of redundant institutions (such as schools or hospitals) shall not be considered as brownfield land.”	None.
136/1	Public Consultation	No modifications.	None.