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# 1. Introduction

## Vision

1.1 Our aim is for Aberdeen in 2030 to be a sustainable city at the heart of a vibrant and inclusive North East of Scotland. This supports the Aberdeen City and Shire Structure Plan which sets out the vision for the area which is:-

*“By 2030 Aberdeen City and Shire will be an even more attractive, prosperous and sustainable European city region and an excellent place to live visit and do business. We will be recognised for:-*

- *our enterprise and inventiveness, particularly in the knowledge economy and in high-value markets;*
- *the unique qualities of our environment; and*
- *our high quality of life.*

*We will have acted confidently and taken the courageous decisions necessary to further develop a robust and resilient economy and to lead the way towards development being sustainable, including dealing with climate change and creating a more inclusive society.”*

1.2 The Aberdeen Local Development Plan provides a land use framework within which we can work towards this vision.

## Aberdeen’s position in the National Planning Framework for Scotland

1.3 Aberdeen is Scotland’s third largest city and, together, with the rest of the North East, plays an important role in many aspects of the life of the country. This is reflected in Scotland’s second National Planning Framework (NPF2) which was approved by Scottish Ministers in June 2009. Its key aims for Scotland’s spatial development to 2030 are:-

- to contribute to a wealthier and fairer Scotland by supporting sustainable economic growth and improved competitiveness and connectivity;
- to promote a greener Scotland by contributing to the achievement of climate change targets and protecting and enhancing the quality of natural and built environments;
- to help build safer, stronger and healthier communities, by promoting improved opportunities and a better quality of life; and
- to contribute to a smarter Scotland by supporting the development of the knowledge economy.

1.4 NPF2 identifies a number of developments considered essential to the delivery of the spatial strategy. In Aberdeen it highlights improvements to Aberdeen Airport, including access, terminal facilities and parking.

1.5 NPF2 also recognises that Aberdeen has a key role as a driver of economic activity and says that the primary aim for Aberdeen and Aberdeenshire is to grow and diversify the economy, making sure the region has enough people, homes, jobs and facilities to maintain and improve its quality of life.

1.6 It highlights the need for Aberdeen to be well connected to Edinburgh and Glasgow, its wider regions and the rest of the world, including reducing journey times, confirming the Government's commitment to construction of the Aberdeen Western Peripheral Route, and ensuring good domestic and international air links which are vital to the region's economy.

1.7 NPF2 acknowledges the importance of working to strengthen our role as Scotland's northern gateway, building on our considerable science and research expertise and broadening our economic base. There should be a focus on:-

- improving the quality of the environment in the city centre and developing cultural and recreational facilities to create a more vibrant social scene;
- attracting more tourists to the city and expanding the service sector, including financial services;
- recognising the role of Aberdeen harbour;
- capitalising on the city's role as a regional media centre which provides a base from which to build a larger creative sector;
- developing knowledge economy links based on the expertise associated with the energy and offshore industries and the universities here; and
- developing the Energetica project by also seeking to build on the energy sector and offshore strengths of the region, diversifying into new renewable and clean energy technologies to consolidate our position as a global energy hub.

1.8 Planning authorities must take NPF2 into account when preparing development plans and it is a material consideration in determining planning applications.

### **Aberdeen City and Shire Structure Plan**

1.9 The strategy for the growth of the north east is set out in the Aberdeen City and Shire Structure Plan. The main aims of the Structure Plan are to:-

- grow and diversify the regional economy;
- tackle climate change;
- ensure the area has enough people, homes and jobs to support the level of services and facilities needed to maintain and improve the quality of life;

- protect valuable resources including the built and natural environment;
- create sustainable communities; and
- make most efficient use of the transport network.

1.10 It sets a target of increasing the population of the city region to 480,000 by 2030 and achieving an annual housebuilding rate of 3,000 per year by 2020.

1.11 The Structure Plan promotes three growth areas which will be the focus for development over the period up to 2030. These growth areas are Aberdeen City, the Huntly-Aberdeen-Laurencekirk transport corridor, and the Aberdeen - Peterhead transport corridor. Development on brownfield sites is strongly encouraged and allowances are also made for the priority areas for regeneration within the city. Significant allowances are also made for development on greenfield sites. The Structure Plan housing allowances and employment land allocations are set out in Table 1 below. The Local Development Plan shows how these allowances and allocations will be met.

**Table 1 Structure Plan Housing and Employment Land Figures**

	Housing Allowances			Employment Land Allocations	Employment Land: Strategic Reserve
	2007-2016	2017-2023	2024-2030	2007-2023	2024-2030
Brownfield	4,000	3,000	3,000	105 hectares	70 hectares
Regeneration Areas	500	2,000	2,500		
Greenfield	12,000	5,000	4,000		
Total	16,500	10,000	9,500	105 hectares	70 hectares

**Notes:-**

- The housing allowances are in addition to all sites included in the Effective Land Supply 2007 and greenfield sites identified in the Aberdeen City Local Plan 2008 but not included in the 2007 Housing Land Audit, see Table 2 below, (Aberdeen City and Aberdeenshire Councils publish an annual Housing Land Audit which determines the extent and status of the housing land supply in the North East).
- Employment land allocations are in addition to sites already identified in the Aberdeen Local Plan 2008 (see Table 3).
- Strategic Reserve Land is land identified for possible future development (but subject to review in future Plans).

**Table 2 Housing Sites Allocated in the 2008 Aberdeen Local Plan**

OP11 Jesmond Drive	40	<a href="#">OP136</a> Loirsbank Road*	10
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OP20 Hopcroft	30	OP57 Pinewood	150
OP39 Greenferns	120	OP74 Den of Leggart	50
OP50 Earlswells House	10	OP75 Stationfields, Cove	150
OP51 Friarsfield/Morkeu	280	Charleston, Cove	200
OP52 Hazledene	150	Old Skene Road	25

**Note**

\* The Loirsbank Road site has been reduced in size from that shown in the 2008 Aberdeen Local Plan and given an allocation of 8 houses.

**Deleted:** rezoned to Green Belt in this Plan

**Table 3 Employment Land from the Aberdeen Local Plan 2008**

OP3 Berryhill, Murcar	68ha	Peterseat	11.6ha
OP4 Findlay Farm, Murcar	17ha	Altens East and Doonies	16ha
OP32 Dyce Drive	108ha gross	Stoneywood *	20ha

**Note**

\* The Stoneywood site is a housing proposal in this Plan, see Table 6.

**Aberdeen Local Development Plan – Working towards the vision**

1.12 The Plan sets out how we aim to work towards our vision for Aberdeen. It shows which land is being allocated to meet the city’s development needs over the next 10-20 years and it sets out the planning policies we will apply in promoting the sustainable growth of the city over this period.

1.13 We have taken account of, and been informed by, many other plans and strategies in preparing this Plan. These include the Scottish Government’s planning policies as set out in the National Planning Framework 2, Scottish Planning Policy, Designing Places, Designing Streets, [Scotland River Basin District River Basin Management Plan](#) and various Circulars. We have also considered the Nestrans Regional Transport Strategy and Delivery Plan, our own Local Transport Strategy, [the North East Scotland River Basin Area Management Plan](#), the ACSEF Economic Action Plan and the Aberdeen City and Shire Housing Need and Demand Assessment.

1.14 The Plan contains a spatial strategy which explains our overall view of where development should go and the principles behind that. We have identified future development sites and the scale of development we expect to see on each of the identified sites. We have also specified what developers need to do when designing and delivering development, emphasising the need for masterplans, drawn up with local community involvement, for all the major sites. Our policies set out the requirements for different types of development and explain what uses are acceptable in different areas. More information and advice is often contained in Supplementary Guidance. This can relate to specific sites or to specific types of development. We have also prepared an Action Programme which sets out what actions are needed for the

policies and proposals in the Plan to be delivered, who is responsible for delivering them and the expected timescale for doing this. The Action Programme will be monitored and updated regularly and published every two years.

## How to use the Plan

1.15 All development, whether on brownfield or greenfield sites, must comply with policies which seek to achieve the objectives of creating a sustainable city. The Local Development Plan contains different types of policies:

- Map based policies – which apply to a specific area on the Proposals Map.
- City wide policies – which apply to all new development proposals.
- Topic policies – which apply to a certain type of development.

1.16 It is important to remember that development proposals will be assessed against a number of policies within the Plan so the Local Development Plan must be carefully considered as a whole. Reference should also be made to appropriate Supplementary Guidance as well as national policy and the Structure Plan.

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## 2. The Spatial Strategy

### Overview

2.1 Our strategy promotes the city centre as the commercial, economic, social, civic and cultural heart of Aberdeen. The maintenance of a vibrant city centre and the enhancement of its fine buildings and open spaces is vital to Aberdeen's future prosperity and to sustaining its attractiveness as a place to live and visit. A strong and thriving city centre is a key attribute in delivering the wider strategic aims of the Aberdeen City and Shire Structure Plan and our policies and proposals seek to enhance its role as a key commercial centre.

2.2 Regeneration of city centre sites and other brownfield sites throughout the existing built-up area for appropriate uses will be encouraged as an important part of the Plan's strategy. Brownfield sites are expected to contribute 7,000 units towards our housing requirements over the period to 2023 with a further 2,500 new homes being provided within the seven designated priority areas for regeneration (Middlefield, Cummings Park, Northfield, Tillydrone, Woodside, Seaton and Torry). The Plan identifies specific brownfield housing sites and explains the potential for others to come forward. Sites are also identified for other uses which complement existing communities.

2.3 Redevelopment of previously used sites makes a huge contribution to the overall sustainability aims of the Plan, but we also recognise that the city needs to expand beyond its existing developed edges to maintain and enhance our employment and housing opportunities, to retain our young people and to attract others to invest and live here. A mixture of house types and employment opportunities to encourage a balanced population structure is important if we are to be able to offer a wide range of services and facilities which underpin Aberdeen's role as a major hub within the north east.

2.4 Aberdeen is to accommodate at least half of the new housing and employment land needed to meet the strategic needs of the North East over the next 20 years as set out in the Structure Plan. Greenfield sites for 21,000 homes and 175ha of employment land are required up to 2030. This will reinforce the city's important role as a regional centre which makes a significant contribution to the wider Scottish economy. The planned expansion around existing suburban communities is, therefore, essential and provides opportunities for exciting new ways of delivering development guided by detailed masterplans prepared in consultation with local communities. This growth will be required to deliver enhanced accessibility to existing and enhanced greenspaces and greenspace networks.

2.5 New development, whether in greenfield or brownfield locations, will have to be of the best standard to deliver opportunities for people to enjoy a high quality of life



within an attractive, sustainable and safe environment. Connections between these new development areas and other parts of the city are also important.

2.6 In determining the best locations for greenfield development we explored a number of 'Directions for Growth' and gave careful and detailed consideration to environmental, topographical and accessibility issues. We sought to offer a choice of development locations in different parts of the city and aimed to contain development within the Aberdeen Western Peripheral Route. Our sites were also subjected to a Strategic Environmental Assessment (SEA) and the Environmental Report is available along with this Plan. Development proposals must take account of the mitigation measures highlighted in the SEA. We have reviewed our green belt to ensure that the boundaries reflect the long term development strategy for the city and further information on this is available in our Technical Appendix.

2.7 The following paragraphs in this part of the Plan set out our approach to each of the elements of the spatial strategy.

## **City Centre**

2.8 The City Centre plays a major role in the commercial, economic, social, civic and cultural life of Aberdeen and the wider North East. It is an important regional centre providing a focus for employment and business interaction, it offers access to a wide range of goods and services, and it is a place where many people meet socially and choose to live and visit.

2.9 It is vital for the future prosperity of Aberdeen that the City Centre is enhanced and promoted as a safe, attractive, accessible and well connected place which contributes to an improved quality of life. The Local Development Plan supports the delivery of this vision within a framework of securing sustainable development. This will be achieved through applying policies which positively promote what can happen, and where, in tandem with a City Centre Development Framework which has been prepared as Supplementary Guidance. The Framework identifies Union Street as the spine of the City Centre linking a number of different character areas each of which has its own qualities, attributes, opportunities and challenges. [In addition, a Business Improvement District Project has been proposed in Aberdeen City Centre.](#)

2.10 The Framework identifies the principles which will guide and co-ordinate development and investment, taking into account our aims for each of the different character areas and how to enhance linkages between each of them. It also identifies the role played by existing or required masterplans in the city centre area and specifies some of the key projects needed to achieve our aims. It sets out a programme for delivering these, either independently or, more effectively, in combination with each other.

2.11 The Plan reinforces the role of the City Centre as a regional centre. The City Centre Business Zone (shown on the Proposals Map) contains most of the centre's shopping floorspace and this is where most new development of this nature is to be directed. A specific policy for Union Street seeks to enhance its vitality and viability 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. There are other areas within the City Centre Business Zone where retailing is the dominant or primary use (such as the Bon Accord, St Nicholas, Trinity and Union Square shopping centres) and areas where it is not so strongly represented, but nevertheless remains important.

#### **Policy C1 - City Centre Development – Regional Centre**

Development within the City Centre must contribute towards the delivery of the vision for the City Centre as a major regional centre as expressed in the City Centre Development Framework. As such the City Centre is the preferred location for retail, commercial and leisure development serving a city-wide or regional market.

Proposals for new retail, commercial, leisure and other city centre uses shall be located in accordance with the sequential approach referred to in the Retailing section of the Plan and in the relevant Supplementary Guidance: Hierarchy of Retail Centres.

#### **Policy C2 – City Centre Business Zone and Union Street**

The City Centre Business Zone is the preferred location for major retail developments as defined in Policy RT1. Where sites are not available in the City Centre Business Zone, then sites elsewhere in the City Centre may be appropriate.

Proposals for a change of use from retail (Class 1 of the Use Classes Order) to other uses within the City Centre Business Zone will only be acceptable if :

- 1) the proposal is in Union Street it must accord with the Union Street Frontages Supplementary Guideline .
- 2) in other parts of the City Centre Business Zone it can be demonstrated that there is a lack of demand for continued retail use of the premises (applicants may be required to demonstrate what efforts have been made to secure a new retail use since the property became vacant) and how the new use contributes to the wider aims for city centre enhancement; and
  - the proposed new use must enhance or adequately maintain daytime vitality, and an active street frontage; and
  - the alternative use does not conflict with the amenity of the neighbouring area.

Proposals to use basement and upper floor levels for retail, residential, and other

appropriate purposes will be encouraged in principle.

## **Brownfield Sites**

2.12 Sites are required for 7,000 homes on brownfield sites to meet the requirements of the Structure Plan up to 2023. Brownfield sites are normally found within the existing built-up area and are sites which have previously been developed. The identified sites are listed in Appendix 1, Table 1 and are shown on the Proposals Map.

2.13 Redevelopment in the existing urban area can play an important part in regenerating areas, remove local eyesores, bring land and buildings back into effective use and reduce the need for car based travel. Brownfield development may present difficulties, such as land assembly or site preparation but these are likely to be outweighed by its inherent sustainability - it recycles land, it can reduce pollution by encouraging use of public transport and help to maintain local services such as schools or local shops. Planning briefs or masterplans may be required for larger brownfield sites or sites in sensitive locations and where appropriate, an assessment of contamination of brownfield sites will be required prior to the granting of planning permission.

2.14 Developers will need to provide the necessary infrastructure and developer contributions as required by Policy I1 and, where necessary, using the criteria for calculating developer contributions as set out in the Infrastructure and Developer Contributions Manual. The precise level of infrastructure requirements and developer contributions will need to be agreed with the Council, and other statutory agencies, through the masterplanning and planning application process. The level of provision or contribution required will be commensurate to the scale and impact of the development proposed.

2.15 Appendix 1, Table 1 shows the brownfield sites identified through the Brownfield Urban Capacity Study that have been assessed as suitable for potential future housing development. Included within Appendix 1, Table 2 are the brownfield sites with planning consent, which were not effective in the 2007 Housing Land Audit. Therefore these sites have not already been included within the Effective Land Supply 2007 housing numbers from the Structure Plan. Appendix 1, Table 3 shows the total number of units that it is thought brownfield sites could accommodate in Aberdeen. Sites that have been included within both the Brownfield Urban Capacity Study and the planning consent tables have not been double-counted for the purposes of calculation in Appendix 1, Table 3.

2.16 As shown in Table 1, the Structure Plan states that we are required to identify land to accommodate 7,000 units between 2007 and 2023. It also requires us to maintain an up to date Brownfield Urban Capacity Study to add to the supply of

brownfield opportunities. Appendix 1, Table 3 illustrates that there are sites within Aberdeen with the potential to accommodate between 4,962 units to 8,559 units depending on the density of development. Added to this are 918 units from the Housing Land Audit, which are brownfield sites that have received planning consent for development since 2007 (the base date for the Structure Plan). Therefore the overall total number of potential units identified for brownfield sites range from 5,880 to 9,477. This includes sites within the regeneration areas.

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2.17 Alongside the brownfield sites identified above for housing, sites exist that are capable of accommodating other uses, such as for business, retail and leisure. Some of these sites (for example Cotton Street, Aberdeen College at Gallowgate) have been identified in the 2008 Aberdeen Local Plan and the Main Issues Report. These are shown in Appendix 2 along with other opportunity sites suitable for a variety of uses. This gives further detail and particulars of each site and its capabilities. All opportunity sites are shown on the Proposals Map. The list of brownfield sites is not exhaustive. It is not thought reasonable to try and identify brownfield sites too far ahead in the future as sites tend to become available or get redeveloped all the time – sometimes unpredictably. For this reason, brownfield sites for the first Structure Plan phase only have been identified, although the sites identified should be able to cover the second phase as well.

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## Regeneration Areas

2.18 The Structure Plan makes allowance for sites for 2,500 homes up to 2023 within the priority areas for regeneration (Middlefield, Cummings Park, Northfield, Tillydrone, Woodside, Seaton and Torry) to assist with the Community Plan's aim to improve quality of life opportunities in these areas. We have identified sites which meet the allowance of 500 homes for the period up to 2016, (see Appendix 3). Given that the level of demolition and subsequent rebuilding has not been as expected, we intend to review the opportunities within regeneration areas in the next Local Development Plan. Any review will take into account work already undertaken in the preparation of Masterplans for the areas.

## Greenfield Development

2.19 Sites have been identified to meet the requirements of the Structure Plan on greenfield sites - this includes both the 17,000 homes up to 2023 and 175 hectares of employment land up to 2030. Many of these opportunities have a mixture of uses. These are in addition to sites allocated in the 2008 Aberdeen Local Plan which have not yet been developed. The broad geographical distribution of these sites is shown in Table 4.

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**Table 4 Greenfield Development Allowances and Allocations**

Housing Allowances	2007-2016	2017-2023	2024-2030	Total
Bridge of Don/Grandhome	3,210	2,100	2,300	7,610
Dyce/Bucksburn/Woodside	3,300	1,200	740	5,240
Kingswells and Greenferns	1,520	350	400	2,270
Countesswells	2,150	850	0	3,000
Deeside	554	150	0	704
Loirston and Cove	1,100	400	0	1,500
<b>Total</b>	<b>11,834</b>	<b>5,050</b>	<b>3,440</b>	<b>20,328</b>
<b>Structure Plan Allowances</b>	<b>12,000</b>	<b>5,000</b>	<b>4,000</b>	<b>21,000</b>

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Employment Land (hectares)	2007-2023	2024-2030	Total
Bridge of Don/Grandhome	5	27	32
Dyce/Bucksburn	36	18.5	54.5
Kingswells and Greenferns	61		61
Countesswells	10		10
Deeside	5		5
Loirston and Cove	13	20.5	33.5
<b>Total</b>	<b>130</b>	<b>66.5</b>	<b>196</b>
<b>Structure Plan Allocations</b>	<b>105</b>	<b>70</b>	<b>175</b>

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2.20 The new sites are identified in the Tables 5-10 below on an area-by-area basis and are shown on the Proposals Map. Detailed masterplans must be prepared for most of these sites before they can be developed. In some cases it will be appropriate for a single masterplan to be prepared for a number of neighbouring sites, (see Figure 1 Masterplan Zones below).

2.21 We have allocated more employment land within the time frame 2007- 2023 than required by the Structure Plan. It is important to take account of factors that will reduce the overall actual developable area of employment land such as strategic landscaping, the presence of pylons or other uses within zoned sites and land required for transportation. This level of allocation is necessary to ensure that we meet the Structure Plan target of making 60 hectares of land available to businesses at all times in a range of places and to ensure that at least 20 hectares of the allocation is of a standard that will attract high quality businesses or be suitable for company headquarters. This is important in order to create a wide range of business and industrial areas that will give Aberdeen City a competitive business advantage.

## Land Release

2.22 The principle of development on greenfield allocations will be assessed against the following land release policy.

## **Policy LR1 – Land Release Policy**

### **Part A - Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023**

Housing and employment development on sites allocated in Phase 1 will be approved in principle within areas designated for housing or employment. Development on an allocated site or in close proximity to an allocation that jeopardises the full provision of the allocation will be refused.

### **Part B - Phase 2 Release Development: Housing 2017 – 2023; and Employment 2024 - 2030**

Housing and employment development on sites allocated in Phase 2 are safeguarded for future development and will be released by a review of the Local Development Plan. Development on a site allocated in Phase 2 or in close proximity to an allocation that jeopardises the full provision of the allocation will be refused.

For housing developments, if the Housing Land Audit highlights that there is less than a 5 year supply of housing land, Supplementary Guidance may be prepared in conjunction with the Strategic Development Planning Authority to release allocations from Phase 2. Once released, sites will be assessed under the provisions of Part A of this Policy.

### **Part C - Phase 3 Housing 2024 - 2030**

These sites are safeguarded for residential development for the period 2024 to 2030 to be released by a review of the Local Development Plan. Development on a site allocated for housing in Phase 3, or in close proximity to a housing allocation, that jeopardises the full provision of the allocation will be refused.

The detailed phasing of greenfield housing and employment sites is set out in Tables 5 to 10.

2.23 In order to help deliver mixed communities, and assist in the provision of employment land, large sites should include a mix of housing, employment and other uses. This will improve the delivery of employment land for new or expanding businesses, support economic growth and deliver sustainable communities.

## **Delivery of Mixed Use Communities**

### **Policy LR2 - Delivery of Mixed Use Communities**

Mixed use developments will be required to service employment land along with the associated phases of the housing development. This means that the road, water, gas and electricity infrastructure will need to be considered for the whole

site.

## Directions for Growth

### Bridge of Don / Grandhome

2.24 Significant land allocations have been made to the area north of the River Don to support the Energetica Corridor concept promoted by Aberdeen City and Shire Economic Future. The Energetica concept seeks to improve the economy and promote the energy industry along the Aberdeen to Peterhead growth corridor. The Plan allocates sites for more than 7,000 homes in this area and 32ha of employment land (in addition to more than 75ha of land already zoned here in the [2008 Aberdeen Local Plan](#)). Proposed road schemes which will provide benefits to this area include the Aberdeen Western Peripheral Route, the Third Don Crossing and Haudagain roundabout improvements. [An Energetica Design Guide will be brought forward and adopted as Supplementary Guidance alongside the Plan in due course.](#)

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**Table 5 Development at Bridge of Don and Grandhome**

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP2 Murcar			27 ha employment
OP10 East Woodcroft North	60 homes		
OP12 Grandhome	2,600 homes	2,100 homes	2,300 homes
	5ha employment		
OP25 Dubford	550 homes		
<b>Housing Total</b>	<b>3,210 homes</b>	<b>2,100 homes</b>	<b>2,300 homes</b>
<b>Employment Land Total</b>	<b>5ha</b>		<b>27ha</b>

#### Notes

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.](#)

**Deleted:** A Development Framework (Murcar Development Framework, June 2008), was approved as Supplementary Guidance. It covers part of this site and neighbouring land to the south (OP3 –see Proposals Map and Appendix 2). A masterplan is, however, required for both sites, and this should include provision for a possible Park and Ride site

### Dyce, Bucksburn and Woodside

2.25 Substantial land allocations have been made in the Dyce/Bucksburn A96 corridor close to Aberdeen Airport, which is one of the gateways to the Energetica corridor. The proposed AWPR will provide benefits to this area with a junction proposed at the A96. In addition, a Park and Ride site is already proposed in this area along with a new access road into the Dyce Drive area. The proximity of housing and employment land allocations opens up the opportunity for people to live close to places of work.



**Table 6 Development at Dyce, Bucksburn and Woodside**

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP24 Stoneywood	500 homes	-	-
OP26 Craibstone North and Walton Farm	1.5 ha employment		18.5 ha employment <u>or higher education and research</u>
OP28 Rowett North	34.5 ha employment		
OP29 Craibstone South	750 homes	250 homes	
OP30 Rowett South	1,000 homes	700 homes	240 homes
OP31 Greenferns Landward	750 homes	250 homes	500 homes
OP135 Woodside	300 homes		
<b>Housing Total</b>	<b>3,300 homes</b>	<b>1,200 homes</b>	<b>740 homes</b>
<b>Employment Land Total</b>	<b>36 ha</b>		<b>18.5 ha</b>

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**Notes**

- Combined Masterplan required for OP26 and OP28.
- Combined Masterplan required for OP29, OP30 and OP31.
- Dyce Drive Planning Brief and Indicative Masterplan was approved as Supplementary Guidance in March 2004. It covers a section of this site and further land to the north.
- 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.
- A masterplan which reflects the contents of the 'Woodside Sports Village Indicative Masterplan' required for OP135.

Deleted: Rowett Research Institute Development Framework was approved as Supplementary Guidance in November 2008. It covers the whole site and was based on the continuing role as a research facility. It has now been proposed that the site will become vacant and available for development in 2011, therefore this document will require to be reviewed.

**Kingswells and Greenferns**

2.26 More than 50 hectares of employment land allocations have been made to the west of the city in the Kingswells area which will provide employment opportunities in a part of the city where there is little employment land. The main housing sites are at Maidencraig (750 homes) on the A944 corridor and at Greenferns (1,350 homes plus 10ha employment land), which is close to the Northfield, Middlefield and Cummings Park priority areas for regeneration. The proposed AWPR will provide benefits to this area with junctions proposed to the north and south-west of Kingswells.

**Table 7 Development at Kingswells and Greenferns**

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP40 West Hatton and Home Farm, Kingswells	50 ha employment		-
OP41 Kingswells C	50 homes	-	-
OP42 Kingswells D and West Huxterstone	120 homes	-	-
OP43 Maidencraig South East	450 homes	-	-
OP44 Maidencraig North East	300 homes	-	-
OP45 Greenferns	600 homes	350 homes	400 homes
	10 ha employment		-
OP46 East Arnhall	1 ha employment		-
<b>Housing Total</b>	<b>1,520 homes</b>	<b>350 homes</b>	<b>400 homes</b>
<b>Employment Land Total</b>	<b>61 ha</b>		<b>-</b>

#### Notes

- Masterplan required for OP40
- Combined Masterplan required for OP43 and OP44
- Masterplan required for OP45

#### Countesswells

2.27 A large new community is proposed for Countesswells to the west of the city. This area will benefit from being close to the employment sites proposed for Kingswells. This development would include 10ha of employment land plus appropriate community facilities.

**Table 8 Development at Countesswells**

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP58 Countesswells	2,150	850	-
	10 ha employment		-
<b>Housing Total</b>	<b>2,150 homes</b>	<b>850 homes</b>	<b>-</b>
<b>Employment Land Total</b>	<b>10 ha</b>		<b>-</b>

#### Notes

- Masterplan required for OP58

#### Deeside

2.28 Relatively limited development is proposed along the Deeside corridor with only one major site identified at Oldfold. There are significant transport and educational capacity infrastructure constraints in the area which restrict the scale of future development. The Oldfold development includes an opportunity to redevelop Milltimber Primary School.

**Table 9 Development at Deeside**

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP59 Peterculter East	25 homes	-	-
OP60 Culter House Road	5 homes	-	-
OP61 Edgehill Road	5 homes	-	-
OP62 Oldfold	400 homes	150 homes	-
	5 ha employment		-
OP64 Craigton Road / <del>Airyhall Road</del>	20 homes	-	-
OP65 North Garthdee Farm	80 homes	-	-
OP134 Peterculter Burn	19 homes	-	-
<b>Housing Total</b>	<b>554 homes</b>	<b>150 homes</b>	<b>0 homes</b>
<b>Employment Land Total</b>	<b>5 ha</b>		-

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**Notes**

- Masterplan required for OP62.
- North Garthdee Farm requires a planning brief.
- 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).

**Loirston and Cove**

2.29 Loirston is considered suitable for a new community stadium and a site has been identified to accommodate this as part of a mixed use area. The site can also accommodate 1,500 homes and 11ha of employment land. It benefits from being close to a major junction with the Aberdeen Western Peripheral Route.

**Table 10 Development at Loirston and Cove**

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP69 (part)	2ha employment		

OP77 Loirston	1,100 homes	400 homes	-
	11 ha employment		-
OP78 Charlestown	-	-	20.5ha employment
<b>Housing Total</b>	<b>1,100 homes</b>	<b>400 homes</b>	-
<b>Employment Land Total</b>	<b>13 ha</b>		<b>20.5ha</b>

**Deleted:** OP79 Blackhills of Cairnrobin ... [4]

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**Notes** - Masterplan required for OP77

### 3. Delivering Sustainable Communities

3.1 This Section of the Plan sets out our policies for ensuring that new development contributes to achieving our vision of a sustainable city and how we will meet the objectives and targets in the Structure Plan.

#### Delivering Infrastructure, Transport and Accessibility

3.2 The delivery of supporting infrastructure is important in mitigating the impact of development and helping to create balanced, accessible and sustainable communities. This can be delivered either through the direct provision of the required infrastructure, or through financial contributions made by the developer.

3.3 Information relating to infrastructure requirements and developer contributions is set out in three parts:

- 1) Appendix 4 of this Plan
- 2) The Action Programme
- 3) The Infrastructure and Developer Contributions Manual, which is Supplementary Guidance to this Plan.

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. The infrastructure requirements identified are based on the latest evidence available. Developers should take into account the likely requirement for a contribution when preparing and costing proposals. We would encourage developers to discuss this with us at an early stage as there may be circumstances where development imposes additional pressures and requires more extensive contributions to those identified in the Local Development Plan and Action Programme. 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. The provision of infrastructure is fundamental to the deliverability of a development proposal and in many circumstances development will not be allowed to proceed if the infrastructure and service improvement requirements can not be met.

3.5 We will consider whether the provision of necessary infrastructure either on or off-site can be achieved through the use of conditions attached to the grant of planning permission. Where this can not be achieved we will seek a fair and proportionate financial contribution towards supporting infrastructure through a Planning or other legal agreement. If a Planning or other legal agreement is required it will be sought in an appropriate, transparent and equitable manner and will need to be negotiated and agreed with the Council before a decision notice on a planning application can be issued.

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## Policy I1 – Infrastructure Delivery and Developer Contributions

Development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of developments proposed. 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.

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 described in the Local Development Plan Action Programme. Infrastructure requirements and the level of developer contributions for other development will be assessed using the criteria set out in the Infrastructure and Developer Contributions Manual. The precise level of infrastructure requirements and developer contributions will need to be agreed with the Council, and other statutory agencies. 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.

Masterplans will be expected to reflect the infrastructure requirements and developer contributions identified and should include a Delivery Statement setting out details of how the proposed development, and supporting infrastructure, will be delivered.

New infrastructure will either be provided by the developer or through financial contributions.

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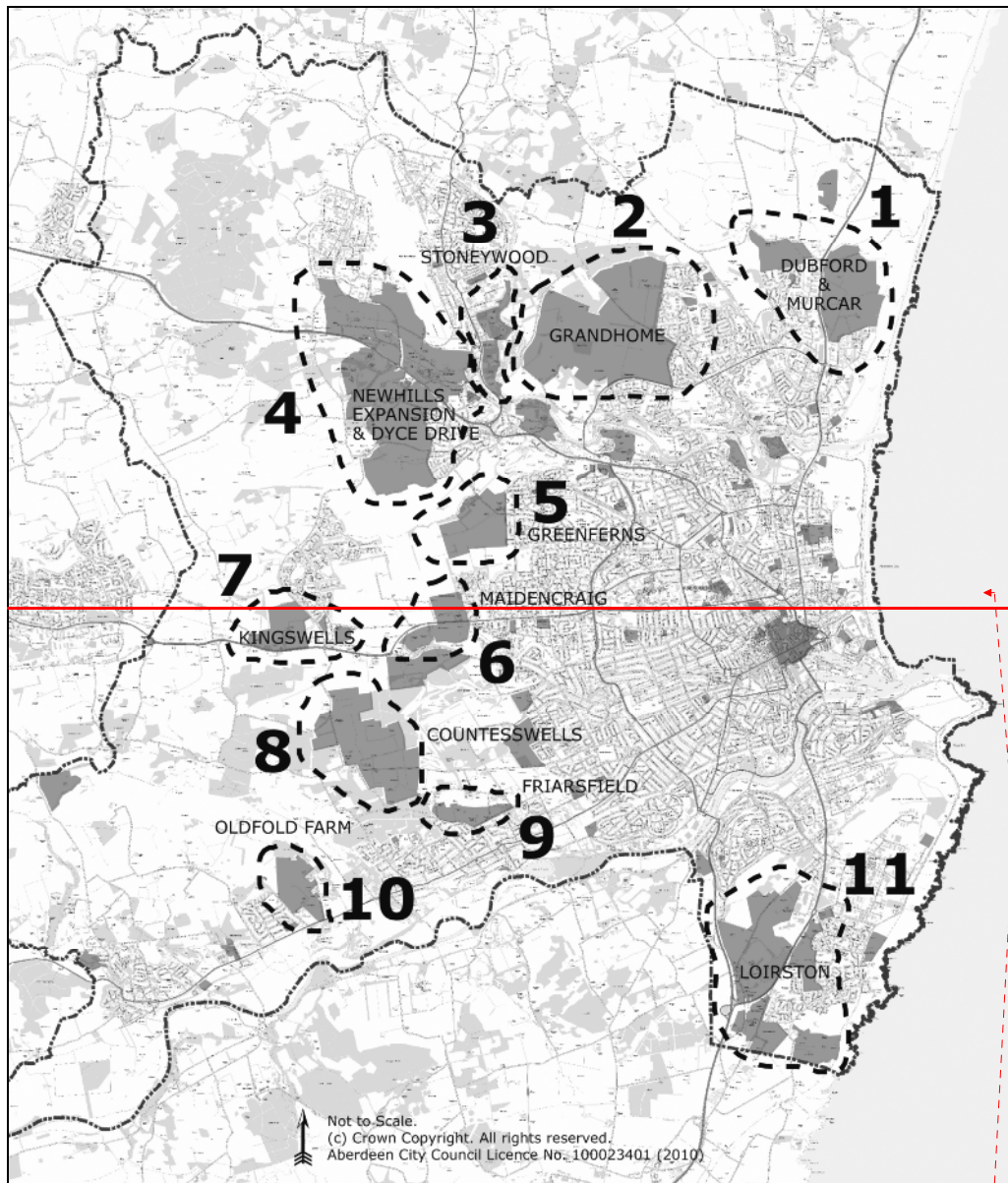
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3.6 We have identified eleven Masterplan Zones, shown in Figure 1 below, within which developers will be expected to work together to prepare Masterplans for each zone, and coordinate the planning and delivery of associated infrastructure requirements. The infrastructure requirements for greenfield development sites in the Masterplan Zones are set out in Appendix 4. 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.

Figure 1 Masterplan Zones

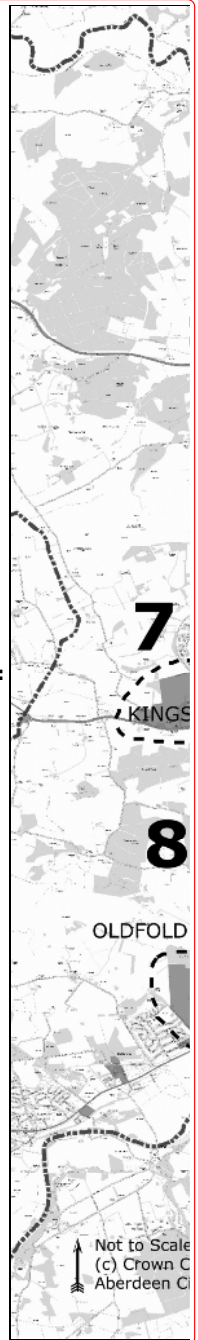


**Note** - Some of the sites shown above are proposed for uses other than residential and employment land, for example sports facilities, mineral extraction and cemeteries. It also shows the allocations yet to be implemented from the 2008 [Aberdeen Local Plan](#). The large site shown in the City Centre relates to the Bon Accord Masterplan area.

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	<b>Masterplan Zone</b>	<b>Sites included</b>
1	Dubford and Murcar	OP2 Murcar OP25 Dubford
2	Grandhome	OP10 East Woodcroft OP12 Grandhome
3	Stoneywood	OP24 Stoneywood
4	Newhills Expansion and Dyce Drive	OP26 Craibstone North and Walton Farm OP28 Rowett North OP29 Craibstone South OP30 Rowett South OP31 Greenferns Landward
5	Greenferns	OP45 Greenferns
6	Maidencraig	OP43 Maidencraig South East OP44 Maidencraig North East
7	Kingswells	OP40 West Hatton and Home Farm, Kingswells OP41 Kingswells C OP42 Kingswells D and West Huxterstone
8	Countesswells	OP58 Countesswells
9	Friarsfield	OP51 Friarsfield
10	Oldfold Farm	OP62 Oldfold
11	Loirston	OP77 Loirston OP78 Charlestown OP79 Blackhills of Cairnrobin

3.7 Good transport connections are essential to the economic prosperity of Aberdeen and the quality of life of people living and working in the City. This Plan seeks to address the link between land use and transport and to ensure that both existing and future communities have access to a comprehensive and effective transport network.

3.8 The Plan takes account of the Aberdeen Local Transport Strategy (LTS) which was adopted in March 2008, as well as the Regional and National Transport Strategies. The LTS presents Aberdeen City Council's vision for transport in the City and sets out a comprehensive list of actions and policies for transport up to 2012. The LTS includes aims to ensure the provision of an integrated and accessible transport system, minimise the environmental impact of transport and to integrate with and support sustainable development, health and social inclusion.

3.9 Transport projects required to support the delivery of new housing and employment growth have been identified. This includes new and improved public transport services and walking and cycling infrastructure as well as new roads. These will need to be reflected in any review of the Local Transport Strategy.



3.10 This Plan also includes land use related policies that will help to deliver proposals in the LTS and, in turn, shape future travel behaviour. The Transport and Accessibility Supplementary Guidance document sets out further details on many of the transport policies and issues identified.

3.11 The continued rise in travel by single occupancy vehicles is a major contributor to increasing carbon dioxide emissions, and is accelerating climate change and worsening traffic congestion with major financial implications to the economy. A very significant change in travel patterns and travel behaviour is necessary and such a change will not be achieved unless new homes are accompanied by a commensurate increase in local services, employment opportunities and investment in walking, cycling and public transport facilities. Modal shift from private vehicles is necessary in order to free road capacity for the efficient movement of goods. Proposals which enhance opportunities for freight transport by sea or rail without encouraging modal shift to private vehicles will be viewed favourably.

3.12 The development of new communities should include integrated public transport and walking and cycling infrastructure to ensure that sustainable modes of travel provide an attractive alternative to the car. Transport infrastructure requirements relating to the Masterplan Zones are set out in the accompanying Action Programme. More detailed assessments will need to be undertaken and agreed with the Council and key agencies at the masterplanning, pre-application and planning application stages in order to determine the impact of development and the precise range of transport measures and developer contributions required to support development.

### **The Transport Framework**

3.13 A thorough assessment of the transport issues associated with future growth in the City has been undertaken and this is known as the Transport Framework. The Transport Framework was carried out in two key stages. Part A helped to identify the most sustainable locations for growth and to establish the minimum level of services and infrastructure likely to be required to support each development. The transport infrastructure identified has been included in the list of infrastructure requirements set out in the Action Programme.

3.14 Part B involved more detailed analysis of the cumulative impact of development proposed across the North East and the likely scale of transport interventions required to support this amount of development. This has involved transport modelling to test the transport impact of development. As a result, a number of possible schemes have been identified which could be considered to address the cumulative impact of development across the region. These are listed in the Infrastructure and Developer Contributions Manual. However, these schemes do not represent definitive solutions and further detailed assessment is required to determine the most appropriate strategy.

## Land for Transport

3.15 The Regional Transport Strategy and Local Transport Strategy have identified a range of transport schemes to meet the objectives of the Local and Regional Transport Strategies. These schemes are proposed in order to address existing transport issues and will not be subject to developer contributions. That will not preclude developer contributions towards the cost of accelerating the implementation of a scheme or providing an enhanced solution. They will play a vital role in supporting the economic vitality of the City. Some transport schemes may be subject to approval from the Scottish Government.

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### Policy T1 – Land for Transport

Land has been safeguarded for the transport projects listed below and these are highlighted on the Proposals Map.

- Improved rail services;
- A96 Park and Ride/Choose / Dyce Drive Link Road;
- Berryden Corridor;
- South College Street improvements;
- Haudagain roundabout improvements;
- The Third Don Crossing; and
- Aberdeen Western Peripheral Route.

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Transport infrastructure required to facilitate new development will also be supported in principle, including walking and cycling facilities, new and extended public transport services, and new and improved roads.

A number of existing transport land uses are protected under this policy. The Council will explore opportunities to incorporate complementary uses within certain transport facilities, for example a crèche and/or shop at Park and Ride/Choose sites, on the condition that adequate justification is provided.

## Managing the Transport Impact of Development

3.16 We must have sufficient information to take a reasoned decision in assessing the transport impact of new development, and in particular the number of single occupancy vehicle trips generated. Information we require includes:

- the transport related impacts of the development;
- the availability and quality of types of transport that are currently available; and
- proposed measures to ensure that a reasonable choice of transport modes will be available.

Opportunities for low or no car households will be encouraged in appropriate circumstances where it can be demonstrated that the proposed development will not have an adverse impact on residential amenity.

#### **Policy T2 – Managing the Transport Impact of Development**

New developments will need to demonstrate that sufficient measures have been taken to minimise the traffic generated.

Transport Assessments and Travel Plans will be required for developments which exceed the thresholds set out in the Transport and Accessibility Supplementary Guidance. Planning conditions and/or legal agreements may be imposed to bind the targets set out in the Travel Plan and set the arrangements for monitoring, enforcement and review.

Maximum car parking standards are set out in Supplementary Guidance on Transport and Accessibility and detail the standards that different types of development should provide.

### **Promoting High Quality Design**

3.17 Scottish Government policies ‘Designing Places’, ‘Designing Streets’ and ‘A Policy on Architecture for Scotland’ have all been published with the aim of raising design quality and form the basis for the architecture and placemaking policy in Aberdeen.

3.18 Well designed places will be respected in years to come as areas where people can live and work and spend recreational time. Places should be designed to support the development of a community and leave a positive legacy. Good design brings benefits for the developer in increasing sales values, rental returns, providing a competitive investment and reducing public opposition to development. For the public, good design can reduce energy consumption, increase safety, provide health benefits, create civic pride and foster social inclusion.

3.19 Development must promote good architecture, foster excellence in design, involve the community, ensuring value for money and sustainable development is achieved. The design of new development will be based on an understanding of its context and respond to its location, both in terms of landscape fit and design quality. Existing historic context will inform development where appropriate. This does not mean pastiche or imitation buildings are required. Well proportioned and detailed contemporary architecture can be designed to fit most contexts and this is always preferable to a poor pastiche. This does not preclude using historically informed design in authentic materials, where this would complement the adjacent buildings or streetscape.

3.20 A number of sites will be released for development through this Plan and alongside new masterplans for these sites a number of existing frameworks will also be brought forward. These are listed in Appendix 5.

3.21 The skyline contributes significantly to the character of the City. Tall or large scale buildings can add to and positively enhance the identity of the City if well designed. However, they can have a detrimental effect if due consideration is not given to their context, form and massing. We have prepared Supplementary Guidance on this issue.

3.22 The design review process is highlighted in the Structure Plan as a measure to improve design quality. The Aberdeen City and Shire Design Review Panel will provide advice on design issues for masterplans and planning applications for significant developments. Referral of a project to the Panel is encouraged as early as possible in the planning process. The outcome of the design review process will be a material consideration in the determination of relevant planning applications. Design Statements should be submitted in accordance with Planning etc (Scotland) Act 2006 and be central to promoting high quality development.

#### **Policy D1 - Architecture and Placemaking**

To ensure high standards of design, new development must be designed with due consideration for its context and make a positive contribution to its setting. Factors such as siting, scale, massing, colour, materials, orientation, details, the proportions of building elements, together with the spaces around buildings, including streets, squares, open space, landscaping and boundary treatments, will be considered in assessing that contribution.

To ensure that there is a consistent approach to high quality development throughout the City with an emphasis on creating quality places, the Aberdeen Masterplanning Process Supplementary Guidance will be applied.

The level of detail required will be appropriate to the scale and sensitivity of the site. The full scope will be agreed with us prior to commencement.

Landmark or high buildings should respect the height and scale of their surroundings, the urban topography, the City's skyline and aim to preserve or enhance important views.

## Policy D2 - Design and Amenity

In order to ensure the provision of appropriate levels of amenity the following principles will be applied:

1. Privacy shall be designed into higher density housing.
2. Residential development shall have a public face to a street and a private face to an enclosed garden or court.
3. All residents shall have access to sitting-out areas. This can be provided by balconies, private gardens, terraces, communal gardens ~~or other means acceptable to the Council.~~
4. 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.
5. Individual flats or houses within a development shall be designed to make the most of opportunities offered by the site for views and sunlight. Repeated standard units laid out with no regard for location or orientation are not acceptable.
6. Development proposals shall include measures to design out crime and design in safety.
7. External lighting shall take into account residential amenity and minimise light spillage into adjoining areas and the sky.

Development deemed to have an influence on public realm in the City Centre, Town, District or Neighbourhood Centres will make an agreed contribution to art or other enhancement of the public realm.

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## Sustainable and Active Travel

3.23 This Plan takes account of the Scottish Government's recent publication *Designing Streets*, and supports the creation of sustainable communities, accessible by a range of transport modes, including viable alternatives to private vehicles. We will prepare detailed guidance to ensure that the principles of *Designing Streets* are implemented through new development and any proposals which affect the existing transport network. Streets and spaces are as important as buildings. There should be space for informal social interaction. Pedestrian movement and public transport routes will be the priority. Descriptors for new street types are included in the *Transport and Accessibility Supplementary Guidance*, distinguishing between roads and streets by function, movement and contribution to place.

3.24 Achieving a well integrated and sustainable transport system can be significantly assisted by protecting and improving links, suitable for non-motorised use, between residential, employment, recreation and other facilities, making it quick, convenient

and safe for people to travel by walking or cycling. It is particularly important that any new development takes into account permeability, maintaining and enhancing any connections which help to facilitate active and sustainable travel.

#### **Policy D3 - Sustainable and Active Travel**

New development will be designed in order to minimise travel by private car, improve access to services and promote healthy lifestyles by encouraging active travel. Development will maintain and enhance permeability, ensuring that opportunities for sustainable and active travel are both protected and improved. Access to, and movement within and between, new and existing developments will prioritise transport modes in the following order - walking, cycling, public transport, car and other motorised vehicles.

Street layouts will reflect the principles of Designing Streets and will meet the minimum distances to services as set out in Supplementary Guidance on Transport and Accessibility, helping to achieve maximum levels of accessibility for communities to employment, essential services and areas of recreation.

Existing access rights, including core paths, rights of way and paths within the wider network will be protected and enhanced. Where development proposals impact on the access network, the principle of the access must be maintained through the provision of suitable alternative routes.

#### **Built Heritage**

3.25 Aberdeen is known as the Granite City. Granite has unified many periods and styles of architecture to give the City its distinct identity, but its use has declined due to high cost and changing building construction. As a consequence, the existing granite heritage should be conserved and the use of granite in new development should be encouraged.

#### **Policy D4 - Aberdeen's Granite Heritage**

The City Council will encourage the retention of granite buildings throughout the City, even if not listed or in a conservation area. Conversion and adaptation of redundant granite buildings will be favoured. Within conservation areas, neither conservation area consent nor planning permission will be given for the demolition or part removal of granite buildings (excepting those buildings that make an insignificant contribution to the character of the conservation area). Consent will not be given for the demolition of granite-built garden or other boundary walls in conservation areas. Where a large or locally significant granite building that is not listed or in a conservation area is demolished, the City Council will expect the original granite to be used on the principal elevations of the replacement building.

The City Council will seek to retain original setted streets and granite pavements in conservation areas, and elsewhere if they contribute significantly to a sense of place. Where the opportunities occur, greater use will be made of granite in resurfacing historic streets in the City Centre.

The City Council will seek to retain coach houses and other large granite-built outbuildings adjoining rear lanes in conservation areas and conversion to appropriate new uses will be encouraged.

3.26 The City's listed buildings and conservation areas also add to Aberdeen's identity. Each conservation area is different and has its own distinctive character. We will produce guidance in the form of Conservation Area Appraisals for all conservation areas, and update the guidance as necessary. We will also protect any site designated within the inventory of gardens and design landscapes in Scotland. Duthie Park is currently the only site within this inventory.

#### **Policy D5 - Built Heritage**

Proposals affecting Conservation Areas or Listed Buildings will only be permitted if they comply with Scottish Planning Policy. [In relation to development affecting archaeological resources further details are set out in Supplementary Guidance on Archaeology and Planning.](#)

Planning permission for development that would have an adverse effect on the character or setting of a site listed in the inventory of gardens and design landscapes in Scotland or in any addition to the inventory will be refused unless:

1. the objectives of designation and the overall integrity and character of the designated area will not be compromised; or
2. any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, economic and strategic benefit of national importance.

In both cases mitigation and appropriate measures shall be taken to conserve and enhance the essential characteristics, aesthetics, archaeological and historical value and setting of the site.

#### **Landscape**

3.27 Natural topography and landscape play an important role in determining future development layout of the City. Landscape character within Aberdeen ranges from rural, to informal and formal open spaces, which add to Aberdeen's unique setting. Maintaining and managing aspects of Aberdeen's unique landscape setting is critical.

## Policy D6 - Landscape

Development will not be acceptable unless it avoids:

1. significantly adversely affecting landscape character and elements which contribute to, or provide, a distinct 'sense of place' which point to being either in or around Aberdeen or a particular part of it;
2. obstructing important views of the City's townscape, landmarks and features when seen from busy and important publicly accessible vantage points such as roads, railways, recreation areas and pathways and particularly from the main city approaches;
3. disturbance, loss or damage to important recreation, wildlife or woodland resources or to the physical links between them;
4. sprawling onto important or necessary green spaces or buffers between places or communities with individual identities, and those which can provide opportunities for countryside activities.

Development should avoid significant adverse impacts upon existing landscape elements, including linear and boundary features or other components, which contribute to local amenity, and provide opportunities for conserving, restoring or enhancing them.

Further guidance is available in our Supplementary Guidance: Landscape Strategy Part 2 – Landscape Guidelines.

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## Supporting Business and Industrial Development

3.28 Maintaining a ready supply of employment land in the right places is vital to Aberdeen retaining its position as a competitive and sustainable business location. If a ready supply of employment land is not maintained, then it is unlikely that the housing population targets set by the Structure Plan will be achieved. Therefore, in accordance with the Aberdeen City and Shire Structure Plan, a phased, large allocation of employment land has been identified. This will ensure that the planning system does not act as a constraint to economic development.

3.29 In addition to the provision of new sites it is important to safeguard from other development pressures the supply of existing industrial and business land throughout the City. This is particularly important for sites situated in strategic locations, i.e., close to or beside Aberdeen Airport, Aberdeen Harbour (including land suitable for harbour-related uses) and the City Centre and, sites with good accessibility and visibility to main roads and rail links.



3.30 It is recognised that support facilities such as shops, hotels, leisure and sports uses, crèches and children’s nurseries can make an important contribution to the City’s employment areas. Such facilities are already present on a number of the City’s employment areas and the Plan supports the provision of these uses, where appropriate, within employment areas. Bad neighbour uses should be located so that they do not adversely affect the amenity of adjoining users.

3.31 In order to meet the requirements of the Aberdeen Waste Strategy, sites are required for energy recovery facilities and other new waste management facilities. It is considered that industrial sites have the potential to accommodate these facilities subject to the considerations identified in Policy R3 – Waste Management Facilities.

#### **Policy BI1 - Business and Industrial Land**

Aberdeen City Council will support the development of the business and industrial land allocations set out in this Plan. Industrial and business uses (Class 4 Business, Class 5 General Industrial and Class 6 Storage or Distribution) in these areas, including already developed land, shall be retained. The expansion of existing concerns and development of new business and industrial uses will be permitted in principle within areas zoned for this purpose.

Where business and industrial areas are located beside residential areas we will restrict new planning permissions to Class 4 Business. Buffer zones will be required to separate these uses and safeguard residential amenity. Conditions may be imposed regarding noise, hours of operation and external storage.

New business and industrial land proposals shall make provision for areas of recreational and amenity open space, areas of strategic landscaping, areas of wildlife value and footpaths, in accordance with the Council’s Open Space Strategy, Open Space Supplementary Guidance and approved planning briefs/masterplans.

Ancillary facilities that support business and industrial uses may be permitted where they enhance the attraction and sustainability of the city’s business and industrial land. Such facilities should be aimed primarily at meeting the needs of businesses and employees within the business and industrial area.

Bad neighbour uses should either be located together in single industrial areas or within one part of a larger estate.

#### **Specialist Employment Areas**

3.32 In order to maintain and promote a strong and diverse economy, the Plan identifies a number of Specialist Employment Areas at Bridge of Don, Dyce Drive, Anderson Drive and Poynerook.

3.33 The City currently has two specialist technology parks both located at Bridge of Don. The parks are an essential component of Scottish Enterprise's Economic Development Strategy. The Aberdeen Science and Energy Park, located adjacent to the Aberdeen Exhibition and Conference Centre, is a centre for research and development, product development and technology led oil, gas, energy and renewable energy development. The Aberdeen Science and Technology Park, located at Balgownie, Bridge of Don, is divided into three separate campuses and has also proved to be a successful location.

#### **Policy B12 - Specialist Employment Area**

In areas that are identified as Specialist Employment Areas on the Proposals Map, only Class 4 Business uses shall be permitted. The exception being, proposals at the Aberdeen Science and Energy Park for a mix of Class 4 Business and Class 5 General Industrial which will be considered on their merits.

Activities associated with research, design and development of new or existing technologies, products, processes or services of a high technology nature, together with related educational/training facilities are encouraged in these areas.

Ancillary facilities aimed primarily at meeting the needs of businesses and employees within the business and industrial area may be permitted where they enhance the attraction and sustainability of the specialist employment area for business investment.

The Aberdeen Exhibition and Conference Centre is reserved for exhibition centre purposes and uses compatible with the exhibition centre and the park & ride facility.

#### **West End Office Area**

3.34 The West End Office Area is a prestigious, high quality office location on the edge of the City Centre, readily accessible by public transport and which also provides off street car-parking and space for expansion. The area contains a mix of other uses, including schools, hotels, flats and a hospital. It is to be subject to a proposed Conservation Area Appraisal. We will encourage and promote the continual development of this area.

### **Policy BI3 - West End Office Area**

In this area (shown on the Proposals Map), applications for change of use for office purposes will be given favourable consideration.

Applications for change of use of properties to residential use will also be encouraged, subject to a satisfactory residential environment being established and that the continued operation of existing uses is not prejudiced. The creation of new residential buildings, where considered acceptable, on the rear lanes of properties requires that a safe means of pedestrian and vehicular access be provided.

Where there is scope to provide access to properties from rear lanes this will only be considered acceptable if satisfactory traffic management measures are in place, or can be provided by the developer, along the rear lanes. In their absence, proposals will be expected to contribute to the future implementation of satisfactory traffic management measures in rear lanes.

The development of associated front gardens to car parks and driveways, and the subsequent erosion of associated landscaping, will not be permitted. The reinstatement and restoration of car parks to front gardens will be encouraged by the Council.

### **Aberdeen Airport and Aberdeen Harbour**

3.35 Aberdeen Airport and Harbour are vital hubs which provide a service for the region as a whole. Land within the airport operational area and the harbour port boundary should be maintained for their respective related activities. This could include administrative offices, warehousing, car parking and possibly hotels. In order to preserve the amenity of residents, we will maintain the night-time ban on helicopter movements except for emergency situations.

3.36 Public Safety Zones are areas of land at the ends of the airport runway within which development is restricted in order to control the number of people on the ground at risk in the event of an aircraft accident on take-off or landing.

3.37 The Harbour Board Operational Area will be subject to a Masterplan which will provide detailed guidance in respect of land uses, policies, proposals, access and connectivity within it and the adjoining areas. 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.

#### **Policy BI4 - Aberdeen Airport and Aberdeen Harbour**

Within the operational land applying to Aberdeen Airport and Aberdeen Harbour there will be a presumption in favour of uses associated with the airport and harbour respectively.

Public Safety Zones have been established for Aberdeen Airport (shown on the Proposals Map) where there is a general presumption against certain types of development as set out in Scottish Governments Circular 8/2002. Due regard will be paid to the safety, amenity impacts on and efficiency of uses in the vicinity of the Airport and Harbour.

#### **Pipelines and Major Accident Hazards**

3.38 Aberdeen contains a number of pipelines associated with the oil and gas industry. Whilst they are subject to the stringent controls under existing health and safety legislation, it is also a requirement of EU Council Directive 96/82/EC (Seveso II) to control the kinds of development permitted in the vicinity of these installations. For this reason, we have been advised by the Health and Safety Executive of consultation distances for these installations. Land within these consultation distances is shown by the pipeline notification areas on the Proposals Map. [The Council will also consult the owners/operators of such installations where relevant planning applications are received.](#)

#### **Policy BI5 - Pipelines and Controls of Major Accident Hazards**

In determining planning applications for development within consultation distances for hazardous installations, the City Council will take full account of the advice from the Health and Safety Executive and will seek to ensure that any risk to people's safety is not increased.

#### **Meeting Housing and Community Needs**

3.39 Our vision for Aberdeen as a place which offers a high quality of life requires us to create sustainable communities in which amenity is maintained to a high level and for a wide choice of housing styles and types to be made available for everyone.

### **Policy H1 - Residential Areas**

Within existing residential areas (H1 on the Proposals Map) and within new residential developments, proposals for new residential development and householder development will be approved in principle if it:

1. does not constitute over development;
2. does not have an unacceptable impact on the character or amenity of the surrounding area;
3. does not result in the loss of valuable and valued areas of open space. \_Open space is defined in the Aberdeen Open Space Audit 2010;
4. complies with Supplementary Guidance on Curtilage Splits; and
5. complies with Supplementary Guidance on House Extensions.

Within existing residential areas, proposals for non-residential uses will be refused unless:

1. they are considered complementary to residential use; or
2. it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.

### **Policy H2 - Mixed Use Areas**

Applications for development or change of use within Mixed Use Areas must take into account the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. Where new housing is proposed, a satisfactory residential environment should be created which should not impinge upon the viability or operation of existing businesses in the vicinity. Conversely, where new industrial, business or commercial uses are permitted, development should not adversely affect the amenity of people living and working in the area.

## **Density**

3.40 In the interests of sustainability and efficient use of land, higher density developments are generally encouraged. Higher densities also have the benefit of helping to maintain the vitality and viability of local services and facilities, allow for the effective provision of public transport, enhance the economic viability of development and increase energy efficiency.

3.41 A minimum density of 30 dwellings per hectare (net) has been set by the Structure Plan for all developments over one hectare. How attractive a place feels is a

matter of the design and it will be for the masterplan or planning application to determine which areas could accommodate higher or lower densities, providing an overall density of 30 dwellings per hectare is achieved.

3.42 The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of development can lead to a more efficient use of land without compromising the local environment.

### **Policy H3 - Density**

The City Council will seek an appropriate density of development on all housing allocations and windfall sites. All residential developments of over one hectare must:

1. meet a minimum density of 30 dwellings per hectare (net). Net dwelling density includes those areas which will be developed for housing and directly associated uses, including access roads within the site, garden ground and incidental open space;
2. have consideration of the site's characteristics and those of the surrounding area;
3. create an attractive residential environment and safeguard living conditions within the development; and
4. consider providing higher densities in the City Centre, around local centres, and public transport nodes.

### **Housing Mix**

3.43 It is important in the development of new communities to achieve a good mix of size and type of dwellings. Such an approach helps to create mixed and inclusive communities offering a choice of housing and lifestyle and can assist the urban design process. The character of the area, site characteristics, the market and housing need will dictate different mixes on different sites across Aberdeen. Although a mix is desirable on all sites, there may be reasons why this cannot be achieved on smaller sites. As a consequence, Policy H4 applies only to sites of larger than 50 units. This policy does not apply to supported housing developments, student housing, or to other specialised housing such as sheltered housing for the elderly.

#### **Policy H4 - Housing Mix**

Housing developments of larger than 50 units are required to achieve an appropriate mix of dwelling types and sizes, in line with a masterplan, reflecting the accommodation requirements of specific groups, in particular families and older people. This mix is in addition to affordable housing contributions.

#### **Affordable Housing**

3.44 A Housing Need and Demand Assessment (HNDA) has been undertaken for Aberdeen City and Shire to assess future housing requirements for each housing market area to ensure that land is identified to fully meet requirements including affordable housing need.

3.45 Consistent with this strategy an estimate of annual housing need has been calculated. The level of annual need is 30% of the total housing requirement for Aberdeen. This estimate of net annual housing need depends greatly on the economy and the housing market. If affordability were to improve in the Aberdeen HMA the current affordable housing stock, including forecast new build projects, would remain insufficient to meet arising need. This suggests that need in the Aberdeen HMA is particularly chronic. The evidence presented in the HNDA justifies the inclusion of an affordable housing policy to help address housing need.

3.46 The provision of affordable housing should not jeopardise the delivery of housing as this would be counter productive and would increase affordability constraints and have other knock on impacts on the local economy. Therefore, affordable housing requirements must be realistic and taking into consideration the provisions of Planning Advice Note [02/2010 – Affordable Housing and Housing Land Audits](#), which sets a benchmark of 25% and Structure Plan affordable housing targets. To ensure viability of development, the requirement has been set at 25% for all areas of the City.

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3.47 In Aberdeen small sites, those capable of accommodating up to four dwellings, contribute only a small proportion of the land supply. Therefore a threshold of five units has been set for affordable housing contributions.

#### **Policy H5 - Affordable Housing**

Housing developments of five units or more are required to contribute no less than 25% of the total number of units as affordable housing. Further guidance on the provision of affordable housing from new developments is available in Supplementary Guidance on Affordable Housing.

## **Gypsies and Travellers**

3.48 Gypsies and Travellers are a distinct ethnic group. The lack of suitable, secure accommodation underpins many of the inequalities that Gypsy and Traveller communities experience. It also often leads to Gypsies and Travellers using public and private land to set up unauthorised encampments. Establishing new permanent and transit sites can help to alleviate some of the problems Gypsies and Travellers face. In January 2008, Craigforth Consultancy & Research was commissioned by Aberdeen City, Aberdeenshire and Moray Councils to carry out an Accommodation Needs Assessment of Gypsies and Travellers in the Grampian area. For Aberdeen the report recommended a reduction in the size of the existing site at Clinterty and the development of another smaller site. In addition, it recommended the development of 1-2 small informal sites, and the provision of privately developed sites. Policy H6 and H7 and Supplementary Guidance will seek to deliver new permanent or transit sites solely for the use of Gypsies and Travellers.

3.49 The five Masterplan Zones identified in Policy H7 with the potential to create 1,500 or more houses are each expected to contribute towards the provision of these sites for Gypsies and Travellers. Of these five Masterplan Zones, we have identified three which we consider most appropriate for on-site provision, although all five will have to contribute towards the requirement. The three preferred sites offer opportunities for sites to be distributed to the north, west and south of the City, thereby offering a choice of locations. Where on-site provision is not made, a financial contribution will be required.

### **Policy H6 - Gypsy and Traveller Caravan Sites**

Sites for Gypsies and Travellers should provide a residential environment and follow the same principle as mainstream housing developments. Applications for permanent or transit sites for Gypsies and Travellers will be supported in principle if:

1. Access to local services and schools can be provided.
2. The development can be made compatible with the character and appearance of the surrounding area.
3. The development makes provision for essential infrastructure such as water, sewage disposal and electricity. Provision of electricity and heat through sustainable means will be encouraged.
4. It can be demonstrated that the site will be properly managed.



### Policy H7 - Gypsy and Traveller Requirements for New Residential Developments

Sites listed below are required, as a part of the 25% affordable housing contribution, to make contributions towards the provision of sites for Gypsies and Travellers. The contribution will be for small sites of six pitches, with a net area of approximately 0.5ha.

#### Site

- Grandhome
- Newhills Expansion (Craibstone, Rowett South and Greenferns Landward)
- Countesswells
- Greenferns
- Loirston

Within Grandhome, the Newhills Expansion and Loirston sites, the provision must be provided on-site. Further guidance on the delivery of sites for Gypsies and Travellers is contained within Supplementary Guidance.

### Housing and Aberdeen Airport

3.50 The airport is a noisy neighbour. To avoid conflict with neighbouring uses residential development within close proximity to it is not acceptable. [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.](#)

### Policy H8 - Housing and Aberdeen Airport

Applications for residential development under or in the vicinity of aircraft flight paths, where ~~the noise levels are~~ in excess of 57dB 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.

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### Community Facilities

3.51 It is important that all sectors of the community enjoy access to a wide range of facilities which support and enhance health, safety and the overall quality of life by providing essential services, resources and opportunities. The Local Development Plan has a role to play in guiding the providers of services and facilities on the overall

strategy for new development throughout the City and by outlining where and how facilities might be provided within the context of creating and enhancing sustainable communities. Further details can be found in the infrastructure section.

3.52 When existing facilities fall out of use, the possibility of using the premises for alternative community uses, for which there is a demonstrable local need, should be explored. In these cases the character of the original building should be retained where it is considered to be of architectural merit and an important townscape feature.

3.53 A need has been identified for new General Practice health centres in various areas of the City and specialised health centres in the City Centre and regeneration priority areas in particular. These are to be supported in principle.

3.54 The importance of the Foresterhill complex as the main focus for the development of acute healthcare services and associated medical education in the North East of Scotland is recognised. Expansion within this complex over the lifetime of the Plan is welcomed in principle, so as to increase the range of facilities on site and the level of medical service provision to serve the City and wider city region.

3.55 Not all the areas designated under Policy CF1 are entirely in institutional use, and in assessing any proposed changes of use or new developments, regard will need to be given to impacts on the character of an area as a whole and on the vitality of any residential community.

#### **Policy CF1 – Existing Community Sites and Facilities**

This policy applies to both land zoned as CF1 and to health, education and other community facilities in other ~~Local Development Plan~~ zonings.

Existing healthcare sites shall be used primarily for healthcare and/or related medical and educational purposes.

Existing nursery, primary, secondary and special school land and properties shall be used for mainly educational purposes.

Existing further education and research institute sites shall be used mainly for these purposes.

Proposals for new or extended uses of these types on these sites will be supported in principle. Where land or buildings become surplus to current or anticipated future requirements, alternative uses which are compatible with adjoining uses and any remaining community uses, will be permitted in principle. Large sites or sites in sensitive locations will be subject to a Planning Brief or Masterplan.

Where a CF1 area contains uses other than that for which the area has been

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designated and these uses make a positive contribution to the character and community identity of the area, any proposals for development or changes of use, whether or not for the community use recognised in the designation, will be opposed if a likely result would be significant erosion of the character of the area or the vitality of the local community.

### **Policy CF2 - New Community Facilities**

Proposals for new community facilities shall be supported, in principle, provided they are in locations convenient to the community they serve and are readily accessible, particularly to public transport, pedestrians and cyclists.

Recycling centres shall be located on easily accessible sites and shall not be detrimental to residential amenity.

In significant greenfield and brownfield developments, where a likely need is identified through the masterplanning process, sites shall be reserved for new community facilities.

Any new emergency services facilities must locate where they can meet statutory response time requirements. In examining potential locations there shall be a preference for sites within the existing built-up area or within identified future development areas where there is no detrimental impact on residential amenity and where good access for emergency vehicles is available to the primary road network. Joint developments with other agencies providing community facilities should be investigated. Opportunity sites are identified on the Proposals Map.

Proposals for private children's nurseries or sports facilities shall also be subject to the Supplementary Guidance on Private Children's Nurseries and Sports Facilities respectively.

**Deleted:** City Centre sites are preferred for new further education and research institutions, but expansion within an existing campus is also acceptable in principle. ¶

## **Supporting Retail Centres**

### **The City Centre and the Network and Hierarchy of Centres**

3.56 Retailing is a major activity in the City Centre and, as the region's main shopping destination, it is important to maintain and improve the visitor experience on offer to maintain Aberdeen's strength and competitiveness. New shopping floorspace has been provided in recent years at Union Square and by an extension to the Bon Accord Centre, and further improvements will be encouraged to consolidate and enhance Aberdeen's position as one of the UK's leading retail destinations. The guidance and direction given in the City Centre Development Framework will enhance that role.

3.57 The city's network of shopping centres has been classified into a hierarchy and the role of each centre in the hierarchy has been set out (see Supplementary Guidance: Hierarchy of Retail Centres). A sequential approach to assessing retail proposals will be taken in accordance with this hierarchy and in line with Scottish Planning Policy.

3.58 Existing local shops outside the defined centres play an important role in helping maintain sustainable communities.

3.59 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.

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### **Policy RT1 - Sequential Approach and Retail Impact**

All retail, commercial, leisure and other development appropriate to town centres should be located in accordance with the hierarchy and sequential approach as set out below and detailed in Supplementary Guidance: Hierarchy of Retail Centres:-

Tier 1 - Regional centre

Tier 2 - Town centres

Tier 3 - District centres

Tier 4 - Neighbourhood Centres

#### Retail Parks

Proposals serving a catchment area that is city-wide or larger shall be located in the City Centre, preferably in the City Centre Business Zone.

Proposals serving a catchment area of a size similar to that of a town centre or district centre shall be located in a town centre or a district centre. They may also be located in the City Centre Business Zone.

Proposals serving a catchment area of a size similar to that of a neighbourhood centre shall be located in a neighbourhood centre. They may also be located in any retail location that is in the first, second or third tiers of the hierarchy.

Proposals for development on an edge-of-centre site will not be supported unless:

- the proposal is one that would have been appropriately located in the retail location to which it relates; and
- in the retail location to which it relates no suitable site for the proposal is available or is likely to become available in a reasonable time.

In all cases, proposals shall not detract significantly from the vitality or viability of any first, second, third or fourth tier retail location listed in the Supplementary Guidance: Hierarchy of Retail Centres, and shall accord with all other relevant policies of the Local Development Plan, including those relating to design, access and amenity. A Retail Impact Assessment may be required.

This policy applies to proposals for new development and to proposals to extend existing development.

In significant new development areas that are more than 800m walking distance from shopping facilities, permission may be granted for the establishment of a new neighbourhood centre. Developers may be required to reserve land for this purpose.

Retail Impact Assessments should be undertaken where a retail or leisure development over 2,500sqm gross floorspace outwith a defined regional or town centre is proposed which is not in accordance with the development plan.

A restriction may be imposed on the amount of comparison goods floorspace allowed within convenience shopping developments outside the city centre or other town centres. 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.

#### **Policy RT2 - Out of Centre Proposals**

Retail, commercial, leisure and other development appropriate to town centres, when proposed on a site that is out-of-centre, will be refused planning permission if it does not satisfy all of the following requirements:

1. No other suitable site in a location that is acceptable in terms of policy RT1 is available or is likely to become available in a reasonable time.
2. There will be no significant adverse effect on the vitality or viability of any retail location listed in Supplementary Guidance: Hierarchy of Retail Centres.
3. There is, in qualitative or quantitative terms, a proven deficiency in provision of the kind of development that is proposed.
4. The proposed development would be easily and safely accessible by a choice of means of transport using a network of walking, cycle and public transport routes which link with the catchment population. In particular, the proposed development would be easily accessible by regular, frequent and convenient public transport services and would not be dependent solely on access by private car.
5. The proposed development would have no significantly adverse effect on travel patterns and air pollution.

### **Policy RT3 - Town, District and Neighbourhood Centres**

Proposals for changes of use from retail to non-retail use in town, district and neighbourhood centres will only be allowed if:

1. the proposed alternative use makes a positive contribution to the vitality and viability of the shopping centre; and
2. the proposed alternative use will not undermine the principal retail function of the shopping centre or the shopping development in which it is located; and
3. the applicants can demonstrate a lack of demand for continued retail use of the premises (applicants may be required to demonstrate what efforts have been made to secure a new retail use since the property became vacant); and
4. the proposed use caters for a local need; and
5. the proposed use retains or creates a live and attractive shop frontage.

### **Policy RT4 - Local Shops**

Local shops not located in any of the identified retail hierarchy also fulfil an important role in serving the communities around them. Proposals to change these into other uses will only be allowed if:

1. the applicants can demonstrate a lack of demand for continued retail use of the premises (applicants may be required to demonstrate what efforts have been made to secure a new retail use since the property became vacant); or
2. the proposed new use caters for a local need; and
3. the alternative use does not conflict with the amenity of the neighbouring area.

Note - Proposals for a change of use where lack of demand is a factor (Policies RT3 and RT4) should provide evidence that the property has been actively marketed for six months or more and should provide a statement(s) from prospective occupiers explaining their reasons for the property being unsuitable for retail use.

### **Policy RT5 - Retail Development Serving New Development Areas**

Masterplans for sites allocated for major greenfield residential development should allocate land for retail and related uses at an appropriate scale to serve the convenience shopping needs of the expanded local community. Sites should be in accessible locations for walking, cycling and public transport. Masterplans should indicate the delivery mechanism and timescale for the provision of retail uses.

Proposals for retail development which serves a wider catchment area will be subject to a sequential test and retail impact assessment in accordance with Policy

RT1. When approval is given for large convenience shops a condition may be imposed to restrict the proportion of non-convenience retail floorspace.

## **Protecting and Enhancing the Natural Environment**

3.60 A high quality natural environment and access to good quality open spaces play an important role in making Aberdeen a place where people want to live, work and invest. The natural environment and open spaces are important for landscape, natural heritage and wider social, health, economic and environmental reasons, such as adapting to climate change and helping to improve air quality

### **The Green Space Network**

3.61 Scottish Planning Policy states that development plans should identify and promote green networks where this will add value to the provision, protection, enhancement and connectivity of open space and habitats around cities. Green space networks provide opportunities to connect our inner urban areas with their surrounding rural environments.

3.62 By encouraging connectivity between habitats, green networks can improve the viability of species and the health of previously isolated habitats and ecosystems. A healthy and resilient natural environment will help us to adapt to climate change. A well-planned increase in woodland cover can substantially enhance the landscape of Aberdeen, improve biodiversity and amenity and help to absorb CO<sub>2</sub>. The development of path networks and other passive recreational facilities and attractions contributes to a more sustainable transport network and expands the range of recreational opportunities close to the city, helping to encourage active travel and healthier lifestyles.

3.63 Green Space Network (NE1 on the Proposals Map) is a strategic network of woodland and other habitats, active travel and recreation routes, greenspace links, watercourses and waterways, providing an enhanced setting for development and other land uses and improved opportunities for outdoor recreation, nature conservation and landscape enhancement. The Green Space Network, which overlays Open Space, Green Belt, Natural Heritage and other policies, indicates where greenspace enhancement projects could be focused.

3.64 Aberdeen's Green Space Network is largely comprised of:

- Designated Natural Heritage Sites, as set out in Policy NE8.
- Connectivity between habitats.
- Lochs, ponds, wetlands and other watercourses.

- Woodland, hedgerows and individual trees, especially veteran trees.
- Open Spaces defined in Aberdeen's Open Space Audit 2010.
- Opportunities for physical activity and access to the outdoors.

#### **Policy NE1 – Green Space Network**

The City Council will protect, promote and enhance the wildlife, recreational, landscape and access value of the Green Space Network. Proposals for development that are likely to destroy or erode the character or function of the Green Space Network will not be permitted. Where major infrastructure projects or other developments necessitate crossing the Green Space Network, such developments shall take into account the coherence of the network. In doing so measures shall be taken to allow access across roads for wildlife and for access and outdoor recreation purposes.

Masterplanning of new developments should determine the location and extent of the Green Space Network within these areas.

Development which has any impact on existing wildlife habitats, or connections between them, or other features of value to natural heritage, open space, landscape and recreation must be mitigated through enhancement of Green Space Network.

#### **Green Belt**

3.65 The aim of the green belt is to maintain the identity of Aberdeen and the communities within and around the city by defining their physical boundaries clearly, avoiding coalescence and urban sprawl, maintaining the landscape setting and providing access to open space. The green belt directs planned growth to the most appropriate locations and supports regeneration.

3.66 The Aberdeen City and Shire Structure Plan requires both Aberdeen City Council and Aberdeenshire Council to review the boundaries of the green belt as part of the process of preparing their Local Development Plans. A review of the green belt has been carried out and the review document has been published alongside this Plan.



### **Policy NE2 – Green Belt**

No development will be permitted in the green belt for purposes other than those essential for agriculture, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction or restoration or landscape renewal.

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The following exceptions apply to this policy:

1. Proposals for development associated with existing activities in the green belt will be permitted but only if all of the following criteria are met:
  - a) the development is within the boundary of the existing activity.
  - b) the development is small-scale.
  - c) the intensity of activity is not significantly increased.
  - d) any proposed built construction is ancillary to what exists.
2. Essential infrastructure, such as electronic communications infrastructure and electricity grid connections, transport proposals identified in the Local Development Plan, such as the Aberdeen Western Peripheral Route, as well as roads planned through the masterplanning of new housing and employment allocations, which cannot be accommodated other than in the green belt.
3. Buildings in the green belt which have a historic or architectural interest or traditional character that contributes to the landscape setting of the city will be permitted to undergo a change of use to private residential use or to a use which makes a worthwhile contribution to the amenity of the green belt, providing it has been demonstrated that the building is no longer suitable for the purpose for which it was originally designed. (See Supplementary Guidance on The Conversion of Steadings and other Non-residential Vernacular Buildings in the Countryside).
4. Proposals for extensions of existing buildings as part of a conversion or rehabilitation scheme will be permitted in the green belt provided:
  - a) the original building remains visually dominant;
  - b) the design of the extension is sympathetic to the original building in terms of massing, detailing and materials; and
  - c) the siting of the extension relates well to the setting of the original building.

### **Urban Green Space**

3.67 Government policy states that open space should only be used for other purposes under exceptional circumstances. The Local Development Plan reflects that advice and sets out details on the exceptions which may apply in Aberdeen.

3.68 We completed our first full Open Space Audit in 2010 and the results of this are being used to prepare an Open Space Strategy, which will provide a strategic

framework for protecting, creating, connecting, and improving open spaces. The Open Space Strategy recognises the contribution that good quality open space can make towards stronger communities and healthier lifestyles, making Aberdeen a more attractive place.

### Policy NE3 – Urban Green Space

Permission will not be granted to use or redevelop any parks, playing fields, sports pitches, woods, allotments or all other areas of urban green space (including smaller spaces not identified on the Proposals Map) for any use other than recreation or sport, unless an equivalent and equally convenient and accessible area for public access is laid out and made available in the locality by the applicant for urban green space purposes. In all cases, development will only be acceptable provided that:

1. There is no significant loss to the landscape character and amenity of the site and adjoining areas;
2. Public access is either maintained or enhanced;
3. The site is of no significant wildlife or heritage value;
4. There is no loss of established or mature trees;
5. 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;
6. They do not impact detrimentally on lochs, ponds, watercourses or wetlands in the vicinity of the development; and
7. Proposals to develop playing fields or sports pitches should also be consistent with the terms of Scottish Planning Policy.

Note - Only larger areas of Urban Green Space are zoned as NE3 on Proposals Map

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### Open Space Provision in New Development

3.69 The Open Space Audit 2010 found that much of the City's open space, particularly within more recent development, is poor quality amenity grassland. This Plan aims to ensure that new open space provided as part of residential development is more useful, publicly desirable types of open space, such as natural areas, green corridors, play space and allotments. Supplementary Guidance on Open Space shows the provision of certain types of open space expected in each area of the City appropriate to the local need. Rather than provide minimum standards for open space based solely on quantity, the Supplementary Guidance is also based on the quality and accessibility of open space.

3.70 The Open Space Audit also showed an uneven distribution of major and neighbourhood open spaces. Information from the Audit should be applied in the masterplanning process so as to ensure open space is provided that is of the appropriate scale, type and with the necessary facilities for the local area.

#### **Policy NE4 - Open Space Provision in New Development**

The City Council will require the provision of at least 2.8 hectares per 1,000 people of meaningful and useful public open space in new residential development. The nature of the provision is set out in Supplementary Guidance on Open Space.

Communal or public open space should be provided in all residential developments, including those on brownfield sites.

Where it is not possible to increase the amount of open space in areas of the city where the Open Space Audit has shown that the provision of open space is low, developer contributions from brownfield or other types of development may be sought to enhance the quality of nearby open spaces.

Where the small scale of a proposal means that only a small area of green space can be provided, an addition or improvement to existing areas may be sought.

The Open Space Audit and Strategy will provide details of any improvements that may be required to open spaces and the linkages between them.

#### **Trees and Woodlands**

3.71 The protection and enhancement of tree and woodland cover contributes to the aims of sustainable development. Single trees, groups of trees, hedgerows and woodlands throughout the Aberdeen all provide important benefits such as a healthier living environment, shade and shelter and habitats for urban wildlife.

3.72 We will protect and enhance Aberdeen's trees and woodland with the aim of doubling the existing tree cover of the City. Where trees are considered to be at risk from development or construction, we may require information and safeguarding measures in accordance with standards as set out in Supplementary Guidance on Protecting Trees and Woodlands.

## Policy NE5 - Trees and Woodlands

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.

Appropriate measures should be taken for the protection and long term management of existing trees and new planting both during and after construction. Buildings and services should be sited so as to minimise adverse impacts on existing and future trees and tree cover.

Native trees and woodlands should be planted in new development.

Where trees are affected by a development proposal the City Council may make Tree Preservation Orders.

A tree protection plan for the long term retention of trees should be submitted and agreed with the Council before development commences on site.

See Supplementary Guidance on both protecting trees and woodlands and the trees and woodland strategy for Aberdeen for more information.

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## Flooding and Drainage

3.73 Development proposals should avoid areas susceptible to flooding 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.

3.74 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.

**Deleted:** We will work with the Scottish Environment Protection Agency (SEPA) and other key stakeholders to manage flood risk in the city, particularly in relation to new development in areas of medium to high flood risk. Development should account for possible climatic changes on the siting of proposals and consider coastal protection, flood defence and land drainage issues.

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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 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.

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3.76 Policy NE8 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.

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3.76 Applicants will be required to provide an assessment of flood risk where a development is likely to result in a material increase in the number of buildings at risk of being damaged by flooding or where it has been indicated in the opportunity sites schedule that one will be prepared. Windfall sites may also require a flood risk assessment.¶

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3.77 Policy NE6 seeks to achieve satisfactory disposal of sewage and thereby maintain and improve standards of environmental quality, public health and amenity. Assessment of the adverse effects on the environment should include water sources/resources and groundwater. 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).

### **Policy NE6 - Flooding and Drainage**

Development will not be permitted if:

1. it would increase the risk of flooding:-
  - a) By reducing the ability of the functional flood plain to store and convey water;
  - b) Through the discharge of additional surface water; or
  - c) By harming flood defences.
2. it would be at risk itself from flooding;
3. adequate provision is not made for access to waterbodies for maintenance; or
4. it would result in the construction of new or strengthened flood defences that would have a significantly damaging effect on the natural heritage interests within or adjacent to a watercourse.

Applicants will be required to provide an assessment of flood risk where a development is likely to result in a material increase in the number of buildings at risk of flooding or where it has been indicated in the opportunity sites schedule

that one will be prepared. Windfall sites may also require a flood risk assessment.

Where more than 10 homes or greater than 100m<sup>2</sup> floorspace is proposed, the developer will be required to submit a Drainage Impact Assessment (see Supplementary Guidance on Drainage Impact Assessments). Surface water drainage associated with development must:

1. be the most appropriate available in terms of SUDS; and
2. avoid flooding and pollution both during and after construction.

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Connection to the public sewer will be a pre-requisite of all development where this is not already provided. Private wastewater treatment systems in sewered areas will not be permitted. In areas not served by the public sewer, a private sewer treatment system for individual properties will be permitted provided that the developer demonstrates that there will be no adverse effects on the environment, amenity and public health.

## Coastal Planning

3.78 Aberdeen City's coastline is an important environmental, social and economic asset which needs to be protected and enhanced. It has been classified into two types of area: (1) developed coast, and (2) undeveloped coast. These are shown on the Proposals Map.

3.79 Local authorities will be involved in new powers relating to regional marine spatial planning under the Marine (Scotland) Act 2010. Supplementary Guidance will be developed as and when these new powers are introduced.

3.80 Terrestrial planning law extends to the mean low water mark of ordinary spring tides, whereas, marine spatial planning extends up to the mean high water mark. Integrated Coastal Zone Management will be used to address the areas and issues that are common between terrestrial planning and marine spatial planning.

### Policy NE7 - Coastal Planning

Development will be permitted in the developed coastal areas only where it is demonstrated that a coastal location is necessary. Development will only be permitted in undeveloped coastal areas if it can be demonstrated that:

1. There is no other suitable site including the re-use of brownfield land; and
2. It respects the character, natural and historic environment, plus, the recreational value in the surrounding area; or
3. There is an overriding environmental benefit.

In all cases:

1. Development will not be permitted in areas at risk from coastal erosion and flooding.
2. Public access to and along the coast will be protected and promoted wherever possible.
3. Development proposals will be required to demonstrate through appropriate marine-noise modelling, that adverse impacts on Bottlenose Dolphins and Atlantic Salmon are avoided.

## Natural Heritage

3.81 The protection, preservation and enhancement of the natural heritage (both sites and species) are important aims of this Plan.

3.82 We will take a broader approach to protecting natural heritage than just conserving designated or protected sites and species, and will consider ecosystems and natural processes rather than individual sites. The cumulative effect of incremental changes due to development will be considered when assessing planning applications.

3.83 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.

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3.84 We will help to achieve the EU Water Framework Directive's aim of good ecological status of our water environment and the associated River Basin Management Plan.

## Policy NE8 - Natural Heritage

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. These are International Designations, National Designations, Local Designations and European Protected Species and Species protected under the Wildlife and Countryside Act 1981.

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In all cases of development at any location: -

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 identified.
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.
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.
4. Natural heritage beyond the confines of designated sites should be protected and enhanced.
5. Where feasible, steps to prevent further fragmentation or isolation of habitats must be sought and opportunities to restore links which have been broken will be taken.
6. Measures will be taken, in proportion to the opportunities available, to enhance biodiversity through the creation and restoration of habitats and, where possible, incorporating existing habitats.
7. There will be a presumption against excessive engineering and culverting; natural treatments of floodplains and other water storage features will be preferred wherever possible; there will be a requirement to restore existing culverted or canalised water bodies where this is possible; and the inclusion of SUDS. Natural buffer strips will be created for the protection and enhancement of water bodies, including lochs, ponds, wetlands, rivers, tributaries, estuaries and the sea. Supplementary Guidance will be developed on buffer strips.

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## Access and Informal Recreation



3.85 Access to the outdoors for informal recreation contributes to everyday quality of life. Increased levels of physical activity outdoors can contribute to improved health and well-being, while access to high quality areas for outdoor recreation can help the city to attract and retain people. Well-managed access can also assist land management and contribute to an appreciation of the wider environment. It is therefore important that accessible, welcoming and well managed access to and between Aberdeen’s recreational areas and the surrounding countryside is protected and enhanced. This will facilitate opportunities for recreation and physical activity as well as active, sustainable travel.

#### **Policy NE9 – Access and Informal Recreation**

New development should not compromise the integrity of existing or potential recreational opportunities including access rights, core paths, other paths and rights of way. Core Paths are shown on the Proposals Map. ~~Wherever appropriate, developments should include new or improved provision for~~ public access, permeability and/or links to green space for recreation and active travel.

Further guidance is available in the Infrastructure and Developer Contributions Manual, Supplementary Guidance on Transport and Accessibility, and Open Space Supplementary Guidance.

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### **Air Quality**

3.86 New developments may increase the emission of pollutants that are harmful to human health and impact on quality of life. In contrast, well designed developments can actively help to enhance air quality, manage exposure and reduce overall emissions.

3.87 As part of our statutory duties under the UK Environment Act 1995 we undertake the monitoring and assessment of seven key pollutants recognised to impact on health. In Aberdeen only levels of nitrogen oxides and fine particulate matter are of concern. Where national objectives and European limits of these pollutants have been exceeded we are required to designate Air Quality Management Areas. Based on the monitoring and modelling work undertaken, we have declared three Air Quality Management Areas (AQMAs):

1. Parts of the City Centre (including Union Street, Market Street, Virginia Street, Commerce Street, and parts of Holburn Street, Guild Street and King Street);
2. Anderson Drive (incorporating the whole of Anderson Drive and the area around the Haudagain roundabout); and
3. Wellington Road (from the Queen Elizabeth II Bridge to Balnagask Road).

3.88 The air quality problem in Aberdeen is predominantly a result of emissions from road vehicles (causing around 90% of all NO<sub>2</sub> emissions within the City Centre) and this is reflected in the locations of the AQMAs. A draft Air Quality Action Plan (2010) for the three AQMAs has been prepared and recommends a wide range of initiatives, including walking, cycling and public transport improvements.

3.89 The Local Development Plan seeks to minimise the traffic generated from new developments and this may have positive benefits for air quality. Air Quality Supplementary Guidance sets out the likely circumstances in which applicants must submit an assessment of the potential impact of particular types of development on existing and future air quality, particularly in and around AQMAs. The Guidance also provides advice on the process of air quality assessment and how mitigation measures will be assessed and implemented.

#### **Policy NE10 - Air Quality**

Planning applications for development which has the potential to have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are proposed and can be agreed with the Planning Authority. Such planning applications should be accompanied by an assessment of the likely impact of development on air quality and any mitigation measures proposed (see Air Quality Supplementary Guidance).

## **Using Resources Sustainably**

### **Minerals**

3.90 The future development of the city will require significant mineral resources. Ensuring that minerals are available within the city to support the level of growth envisioned by the Structure Plan avoids the need to transport minerals over long distances, driving down construction costs and supporting jobs in the city. Hard rock, for the laying of roads, continues to be quarried at Blackhills (south of Cove) and North Lasts (north of Peterculter). Sand and gravel extraction has also taken place in the north of the city in the recent past.

3.91 Mineral extraction can significantly impact on the amenity of communities and the local environment. This Plan identifies and safeguards the sites at Blackhills and North Lasts Quarries, steering mineral extraction to the least sensitive areas with workable mineral deposits.

## Policy R1 - Minerals

Mineral extraction proposals are acceptable in principle, provided that:

1. there is no significant impact on the character and amenity of the surrounding landscape or residential properties/local communities or on the ecology of the area.
2. sufficient information has been submitted with a planning application to enable a full assessment of the likely effects of development, together with proposals for appropriate control, mitigation and monitoring. (The main considerations are set out in Scottish Planning Policy and advice set out in Planning Advice Notes 50 and 64).
3. where necessary, an appropriate buffer distance has been agreed with the Planning Authority, through consultation with local communities, taking account of the specific circumstances of the proposal.
4. restoration will take place concurrently with excavation where possible. After excavation ceases, restoration will be completed in the shortest time practicable and the proposals accompanied either by an appropriate financial bond or supported by an industry guarantee scheme (such as the Quarry Products Association's Restoration Guarantee Scheme). The proposed after use will add to the cultural, recreational or environmental assets of the area.

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## Degraded and Contaminated Land

3.92 We are responsible for the implementation of contaminated land legislation. With assistance from SEPA we have powers to designate land as contaminated and require remediation to take place in accordance with our Contaminated Land Inspection Strategy. We maintain a public register, which contains specified information about contaminated land.

3.93 The Environmental Act 1995 applies the "polluter pays" principle, which allocates responsibility for the cost of remediation of contaminated land among polluters, landowners and taxpayers. It should be borne in mind that land can also become contaminated through the mitigation of pollution from elsewhere. Reference should be made to Planning Advice Note 33 Development of Contaminated Land.

## Policy R2 - Degraded and Contaminated Land

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 water environment, that could arise from the proposals. Where there is potential for

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pollution of the water environment the City Council will liaise with SEPA.

### **Waste as a Resource**

3.94 National planning policy requires planning authorities to provide for new waste management installations in their development plans and assist in implementing the national Zero Waste Plan's objectives in relation to sustainable waste management. Paramount is the waste hierarchy, favouring prevention over reuse, recycling/composting, recovery and finally disposal. A development strategy should guide waste facilities to the most sustainable locations. By 'sustainable location' national policy means locations close to the source of waste arisings (i.e. proximity principle), well linked to transport networks, supporting green jobs strategies and taking advantage, where possible, of industrial land.

3.95 Composting, transfer stations, materials recycling facilities, anaerobic digestion, mechanical and biological and thermal treatment plants represent the principal options to meet future needs. With operational control regulated by SEPA, development planning issues focus on aspects such as location, visual impact, transport and supporting Government policy.

3.96 Our Waste Strategy was approved in 2010. In order to reduce the amount of waste going to landfill, we are likely to require the development of a number of new waste infrastructure facilities. In addition, we want to introduce organic waste collection (for food and garden waste) for all households by 2013. In order to meet the proximity principle, this will require the development of a new organic waste treatment facility in the City.

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3.97 Policies outlining the criteria used to identify appropriate locations of other facilities required in Aberdeen are outlined below.

### Policy R3 - New Waste Management Facilities

Proposals for waste management facilities within the City must comply with the waste hierarchy. Applications for waste management facilities will be supported provided they:

1. conform to the Zero Waste Plan and Aberdeen Waste Strategy;
2. meet a clear need for the development to serve local and/or regional requirements for the management of waste;
3. represent the Best Practicable Environmental Option for that waste stream;
4. will not compromise health and safety;
5. minimizes the transport of waste from its source; and

Applicants must submit:-

- a) sufficient information with the application to enable a full assessment to be made of the likely effects of the development, together with proposals for appropriate control, mitigation and monitoring; and
- b) a design statement in support of the application, where the development would have more than a local visual impact; and
- c) land restoration, after-care and after-use details (including the submission of bonds or a commitment to negotiating a legally binding method for dealing with these details).

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.

Inappropriate neighbouring developments that may compromise the operation of waste management facilities including those listed in Policy R4 will not be approved.

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3.98 In order to implement the Aberdeen Waste Strategy, the following municipal waste management facilities are required: Materials Recycling Facility – a building where recyclable materials are recovered from the waste stream; an anaerobic digestion or in-vessel composting facility to reduce the amount of waste going to landfill by creating either energy and/or compost; and a new transfer station (where collected materials are transferred to other vehicles or facilities for processing). Policy R4 outlines the sites considered suitable for the municipal waste management facilities needed to implement the Aberdeen Waste Strategy. Additional facilities will be required to deal with non-municipal waste.

#### **Policy R4 - Sites for New Waste Management Facilities**

The following sites will be safeguarded for waste related uses:

Altens East/Doonies (OP70) - materials recycling facility/an anaerobic digestion or in-vessel composting facility/and or a transfer station.

Sclattie Quarry, Bucksburn – transfer station (planning permission granted).

Denmore Road, Bridge of Don (OP5) - a recycling centre to replace the facility on Scotstown Road. The Scotstown Road facility should be turned over to urban green space in order to replace that lost on Denmore Road.

Grove Nursery at Hazlehead Park (OP67) – recycling centre to serve the west of the city.

3.99 Residual waste (waste that is not recycled or composted) will continue to be collected. We should view even residual waste as a resource and attempt to derive value from it in the form of energy capture. The means by which residual waste will be treated will be determined through a Best Practicable Environmental Option analysis which will consider all available technologies, including incineration, gasification and pyrolysis of waste. More detailed guidance on the location for strategic waste facilities will be produced by the Strategic Development Planning Authority which is preparing Supplementary Guidance on regional waste facilities.

#### **Policy R5 - Energy from Waste**

Applications for energy from waste recovery facilities should be accompanied by an environmental assessment in terms of the Environmental Impact Assessment (Scotland) Regulations 1999. This should set out, amongst other things, whether the proposal complies with Policy R3. Consideration should also be given to:

1. The treatment of residues from any plant;
2. SEPA's Thermal Treatment of Waste Guidelines;
3. Connection to the electricity grid and the ability to provide heat and power to neighbouring uses; and
4. Supplementary guidance on Regional Waste Facilities.

Industrial sites with the potential for connection to the electricity grid and with potential users of heat or power are likely to be suitable locations for energy from waste.

3.100 Landfill is the option of last resort. The remaining landfill for active wastes within Aberdeen at Hill of Tramaud will close in 2011 and no further landfill sites are proposed in Aberdeen. Short to medium term landfill requirements will be fulfilled

through the export of waste elsewhere in Scotland. We accept this is an undesirable activity producing adverse environmental and social consequences. It is imperative therefore, that alternatives to landfill are developed as soon as possible. In the medium to long term, it may be necessary to landfill very small quantities of the city's municipal waste. In the meantime, any proposals for landfill will be subject to Policy R3 and other development plan policies and guided by the Supplementary Guidance on Regional Waste Facilities.

3.101 All developments should provide enough space for the storage and collection of waste – specifically recyclables, composting and residual waste – and access to such facilities. Planning conditions are already imposed on proposals likely to generate a significant amount of waste e.g. public houses, restaurants, medium to large-scale retail outlets and offices. However, more could be done at the design stage to ensure that adequate provision is made for such facilities.

#### **Policy R6 - Waste Management Requirements for New Development**

Housing developments should have sufficient space for the storage of residual, recyclable and compostable wastes. Flatted developments will require communal facilities that allow for the separate storage and collection of these materials. Recycling facilities should be provided in all new superstores or large supermarkets and in other developments where appropriate. Details of storage facilities and means of collection must be included as part of any planning application for development which would generate waste.

Further details are set out in Supplementary Guidance on Waste Management.

#### **Low and Zero Carbon Buildings**

3.102 Reducing the emissions of greenhouse gases is a key policy at international, national, regional and local level. The Climate Change (Scotland) Act 2009 creates a legal framework for the delivery of greenhouse gas emissions reductions in Scotland. Section 72 of that Act requires planning authorities to include policies in their LDPs to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use through the installation and operation of low and zero-carbon generating technologies. Scottish Planning Policy (SPP) reaffirms this specific legislative requirement, which aligns closely with the SPP recommendation that development plans require the siting, design and layout of all new development to limit likely greenhouse gas emissions.

3.103 Scottish Building Standards set mandatory minimum carbon reduction standards for new buildings. In 2007, the Sullivan Report for the Scottish Government recommended staged improvements in energy standards for new buildings beyond 2007 standards - 30% by 2010, 60% by 2013, net zero carbon by 2016/17 and total life

zero carbon by 2030. A 30% improvement applies from October 2010 and Scottish Ministers have given a commitment to further review in 2013 and 2016. Assuming Building Standards revisions will follow the rising proportions of carbon emissions specified in the Sullivan Report recommendations, the Aberdeen City and Shire Structure Plan (2009) target for all new buildings to be carbon neutral by 2016 will be satisfied through the Building Standards system.

3.104 The Climate Change (Scotland) Act 2009 requires this Plan to specify how a proportion of the mandatory Building Standards carbon reduction standard should be met through the installation and operation of low and zero carbon generating technologies (LZCGTs), using naturally occurring resources or weather systems to produce energy. Policy R7 specifies the minimum proportion of the mandatory carbon reduction standard to be met by the installation and operation of LZCGTs. The aim of this policy is to ensure that half of the improvements to the building standards are met through LZCGTs.

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#### **Policy R7 - Low and Zero Carbon Buildings**

All new buildings, in meeting building regulations energy requirements, must install low and zero-carbon generating technology to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards. This percentage requirement will be increased as specified in Supplementary Guidance.

This requirement does not apply to:

1. Alterations and extensions to buildings;
2. Change of use or conversion of buildings;
3. Ancillary buildings that are stand-alone having an area less than 50 square metres;
4. Buildings which will not be heated or cooled, other than by heating provided solely for the purpose of frost protection; or
5. Buildings which have an intended life of less than two years.

Compliance with this requirement will be demonstrated by the submission of a low carbon development statement. Further guidance is contained in Supplementary Guidance on Low and Zero Carbon Buildings.

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#### **Renewable and Low Carbon Energy Developments**

3.105 The development of all types of renewable heat and energy generating technologies, on all scales, is supported in principle. A positive approach to renewable development will help to meet the Scottish Governments target for 80% of Scotland's electricity to be generated from renewable sources by 2020 and 11% of heat demand to be met by renewable sources.

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3.106 Much of the onshore renewable energy capacity in the North East of Scotland will come from large scale developments, such as wind farms, which are more difficult to accommodate in urban locations than in more rural locations. However, there will be a range of energy technologies that are more suited to urban locations. These range from single wind or hydro turbines through to gas or biomass fired Combined Heat and Power systems, ground source heat pumps, and devices which can be mounted on existing buildings (some of which are classed as permitted development). Supplementary Guidance on appropriate technologies will be provided through masterplans and the forthcoming low carbon city energy strategy.

### **Policy R8 - Renewable and Low Carbon Energy Developments**

The development of renewable and low carbon energy schemes is supported and applications will be supported in principle if proposals:

1. Do not cause significant harm to the local environment, including landscape character and the character and appearance of listed buildings and conservation areas.
2. Do not negatively impact on air quality.
3. Do not negatively impact on tourism.
4. Do not have a significant adverse impact on the amenity of dwelling houses.

For wind energy developments, proposals will also need to meet the following specific requirements and ensure that:

1. Development does not give rise to electro-magnetic interference to aviation communication, other telecommunications installations, or broadcasting installations.
2. Development does not result in a significant cumulative effect on landscape and natural heritage.
3. Free standing wind turbines are set back from roads and railways a distance greater than the height of the turbine.
4. Turbines are 10 rotor diameters from residential properties.

Appropriate conditions (along with a legal agreement under Section 75, where necessary) will be applied, relating to the removal of wind turbine(s) and associated equipment, and to the restoration of the site, whenever the consent expires or the project ceases to operate for a specific period.

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### **Communications Infrastructure**

3.107 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.

## **4 Monitoring and Review**

4.1 Monitoring is a crucial component of implementation of the Plan and will be carried out regularly. We will continually update data and review land use decisions, implementation, and assumptions, in order to identify the impact of the Plan, emerging problems and opportunities, or changing objectives.

4.2 In monitoring the Plan, we will be able to see whether and how the policies of the Plan and Supplementary Guidance are working through, for example, analysis of Development Management Sub Committee and appeal decisions.

4.3 The Local Development Plan and the accompanying Supplementary Guidance will be updated to reflect any changes to our policy approach. The Action Programme will be updated to reflect progress with individual development proposals and actions for delivering and implementing planning policies. When appropriate we will undertake a review of the Local Development Plan.

## 5. Glossary

### Accessibility

The relative ease, convenience and cost with which a location or service can be accessed. A term used when comparing two or more locations or when considering a change in travel to one particular location or travel by different types of transport to a location.

### Affordable Housing

Housing made available at a cost below full market value, to meet an identified need. It includes social rented housing, subsidised low cost housing for sale (discounted, shared ownership or shared equity) and low cost housing without subsidy (entry level housing for sale). Private rented accommodation available at lower cost than market rents, (mid-market rent), should also be considered within the affordable housing category.

### Brownfield Land

Brownfield land is defined as land which has previously been developed. The term may include vacant or derelict land; land occupied by redundant or unused buildings; and developed land within the settlement boundary where further intensification of use is considered acceptable. Existing areas of landscaped or amenity urban green space such as private and public gardens, sports and recreation grounds, woodlands etc shall not be considered as brownfield sites for new development. The grounds of redundant institutions (such as schools or hospitals) shall not be considered as brownfield land.

**Deleted:** Parts of the grounds of redundant institutions (such as schools or hospitals) which are within that description, are not within the immediate curtilage of buildings and have not been affected by previous development shall not be considered as brownfield sites.

### Carbon Neutral

Development that limits the amount of energy used and creates as much renewable energy as it uses each year for heating and electrical appliances.

### City Centre Business Zone

The area containing the highest concentration of shopping floorspace in the city centre.

### Comparison Goods

Non-food items including clothing, footwear, household goods, furniture and electrical goods which purchasers compare on the basis of price and quality before buying.

### Convenience Goods

Goods bought for consumption on a regular basis (e.g. food, drink, newspapers etc).

### District Centres

Groups of shops outwith the city centre, usually containing at least one food supermarket or superstore and non-retail services. These may take a variety of forms.

### **Edge-of-Centre**

A location within easy walking distance of one of the retail locations named in the Hierarchy of Retail Centres Supplementary Guidance under the headings regional centre, town centres, district centres, superstores and neighbourhood centres, and providing parking facilities that serve the retail location as well as the development, thus enabling one trip to serve several purposes. In defining edge-of-centre, regard shall be had to the following:

- an easy walking distance to the principal retail frontage of the retail location (reflecting poor weather and shoppers encumbered with shopping etc);
- the presence of intervening barriers to pedestrian movement, including the need to cross roads, the presence of over- or underpasses and significant gradients;
- whether a site is intervisible with part of the principal retail frontage of the retail location; and
- the extent of intervening non-retail uses between the site and the retail location.

In the special case of the city centre business zone, “edge-of-centre” means any part of the city centre (as defined on the Proposals Map) outwith the city centre business zone.

### **Effective Land Supply**

Sites which have no constraints and are available for development.

### **Energetica**

Aberdeen City and Shire’s flagship concept to consolidate the region as a global all-energy hub, attract new high value investment and support the export drive of indigenous business and industry. Central to Energetica is a 30-mile corridor between Aberdeen and Peterhead which will create a concentration of energy technology companies, housing and leisure facilities and offer a tremendous opportunity for powerful growth, diversification and continued prosperity building on the solid knowledge and technology developed around the oil and gas industry. Source: ‘A Future to Look Forward To - An update on the work of ACSEF’, June 2010. ACSEF: Aberdeen City & Shire Economic Future.

### **Greenhouse Gas emissions**

Greenhouse gas emissions are the gasses produced from human activity, which include: water vapour, carbon dioxide, methane, nitrous oxide and ozone.

### **Informal Recreation**

Pursuits such as walking, cycling, horse riding, bird watching and picnicking requiring a pathway, countryside or open space land use.

### **Neighbourhood Centres**

Primarily convenience shopping facilities serving a local catchment area (i.e. the majority of customers living within 800m walking distance). Gross floorspace of these developments would normally be in the range of 500-2000sqm.

### **Nestrans**

The transport partnership for Aberdeen City and Shire. Its Board is made up of Councillors from Aberdeen City and Aberdeenshire Councils, as well as non-Councillor members appointed by the Minister for Transport.

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### **Out-of-centre**

A location that is neither within nor on the edge of any of the locations listed in the Hierarchy of Retail Centres Supplementary Guidance under the following headings: regional centre, town centres, district centres and neighbourhood centres.

### **Public Transport Nodes**

These are areas where the highest concentrations of activity emerge naturally along principle routes or points of convergence.

### **Retail Impact Assessment**

A study which assesses the likely effect a new development will have on existing shops.

### **Retail Park**

A grouping of three or more retail warehouses with associated car parking.

### **Retail Warehouses**

Large single level stores specializing in the sale of household goods (such as carpets, furniture and electrical goods), clothing, leisure goods and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations.

### **Sequential Approach**

In applying the sequential approach to locating major shopping proposals in Aberdeen, the city centre will assume primacy. Proposals should firstly explore all city centre development opportunities followed by edge of centre development opportunities.

### **Supermarkets**

Single level service stores selling mainly food with a trading floorspace of between 500 and 2500 square metres (under 1500 square metres for all supermarkets) with dedicated car parks.

## Superstores

Usually single level self-service stores selling mainly food or food and non-food goods, usually with at least 2500 square metres trading floorspace and with dedicated car parking.

## Transport Assessment

An assessment of the amount of traffic and other transport requirements expected to be generated by a proposed development, the impact on the transportation system and measures to mitigate the impact on that system.

## Transport Plan

A plan detailing the strategy and actions by which the travel demands of a development are to be reduced particularly as a result of measures not directly covered by other policies in the Local Development Plan such as flexi-time working, subsidies for public transport etc.

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## Use Classes Order

The Town and Country Planning (Use Classes) (Scotland) Order 1997

### Class 1. Shops

Use –

- (a) for the retail sale of goods other than hot food;
- (b) as a post office;
- (c) for the sale of tickets;
- (d) as a travel agency;
- (e) for the sale of cold food for consumption off the premises;
- (f) for hairdressing;
- (g) for the direction of funerals;
- (h) for the display of goods for sale;
- (i) for the hiring out of domestic or personal goods or articles;
- (j) as a launderette or dry cleaners; or
- (k) for the reception of goods to be washed, cleaned or repaired;

where the sale, display or service is principally to visiting members of the public.

### Class 2. Financial, professional and other services

Use for the provision of –

- (a) financial services;
- (b) professional services; or
- (c) any other services (including use as a betting office);

where it is appropriate to provide in a shopping area and where the services are provided principally to visiting members of the public.

**Class 3. Food and drink**

Use for the sale of food or drink for consumption on the premises.

**Class 4. Business**

Use –

- (a) as an office, other than a use within class 2 (financial, professional and other services);
- (b) for research and development of products or processes; or
- (c) for any industrial process;

being a use which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

**Class 5. General industrial**

Use for the carrying on of an industrial process other than one falling within class 4 (business).

**Class 6. Storage or distribution**

Use for storage or as a distribution centre.

**Class 7. Hotels and hostels**

Use as a hotel, boarding house, guest house, or hostel where no significant element of care is provided, other than premises licensed for the sale of alcoholic liquor to persons other than residents or to persons other than persons consuming meals on the premises and other than a use within class 9 (houses).

**Class 8. Residential institutions**

Use –

- (a) for the provision of residential accommodation and care to people in need of care other than a use within class 9 (houses);
- (b) as a hospital or nursing home; or
- (c) as a residential school, college or training centre.

**Class 9. Houses**

Use –

- (a) as a house, other than a flat, whether or not as a sole or main residence, by –



- (i) a single person or by people living together as a family
  - (ii) not more than 5 residents living together including a household where care is provided for residents;
- (b) as a bed and breakfast establishment or guesthouse, where at any one time not more than two bedrooms are, or in the case of premises having less than 4 bedrooms 1 bedroom is, used for that purpose.

**Class 10. Non-residential institutions**

Use, not including residential use –

- (a) as a crèche, day nursery or day centre;
- (b) for the provision of education;
- (c) for the display of works of art (otherwise than for sale or hire);
- (d) as a museum;
- (e) as a public library or public reading room;
- (f) as a public hall or exhibition hall; or
- (g) for, or in connection with, public worship or religious instruction, or the social or recreational activities of a religious body.

**Class 11. Assembly**

Use as a –

- (a) cinema;
- (b) concert hall;
- (c) bingo hall or casino;
- (d) dance hall or discotheque; or
- (e) swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreation, not involving motorized vehicles or firearms.

**Vitality and Viability**

Vitality is a reflection of how busy a centre is at different times and in different parts. Viability is a measure of its capacity to attract on-going investment and adaption to changing needs.

# Appendix 1

## Brownfield Sites

Table 1 : Brownfield Sites with potential for housing /planning consents

No.	Site	Size (ha)	No.	Site	Size (ha)
OP81	1 Western Road	0.07	OP120	Former Summerhill Academy	3.3
OP82	140 Causewayend	0.15	OP103	Frederick Street/East North Street	0.23
OP83	35 Froghall Road	0.62	OP104	Froghall Terrace	2.75
OP84	393-395 Great Western Road	0.21	OP37	Greenfern Infant School	0.91
			OP105	Hillhead Halls	
OP86	82-88 Middlefield Place	0.10	OP106	Hilton Nursery School	
OP87	Aberdeen College, Gallowgate	1.74	OP108	Kittybrewster Depot	
OP9	Aberdeen College, Gordon Centre	2.21	OP109	Linksfield Academy (part)	
OP88	Aberdon House	0.64	OP21	Manor Walk	2.65
OP7	Balgownie Centre	2.25	OP34	Marchburn Infant School	1.08
OP89	Balgownie Machine Centre	0.20	OP110	Mile End Primary	0.51
OP8	Balgownie Primary	0.71	OP55	Milltimber Primary School	1.85
OP15	Bankhead Academy	2.70	OP22	Mugiemoss Mill	29.5
OP16	BP Dyce	3.10	OP111	Nazareth House	1.10
OP47	Braeside Infant School	1.04	OP112	Oakbank School	
OP90	Broadford Works	3.70	OP113	Park House, Westburn Rd.	0.79
OP36	Byron Park Nursery & Infant School	0.77	OP114	Pittodrie Park	6.00
OP91	Cattofield Reservoir	1.51	OP116	Smithfield School	2.27
OP93	Causewayend Primary School	0.69	OP117	St Machar Primary School	1.01
OP92	Citadel	0.15	OP119	St Peter's Nursery, Spital	0.09
OP94	Cornhill Hospital	6.04	OP23	Stoneywood Terrace	1.11
OP73	Craighill Primary School, Kincorth	0.86	OP121	Tillydrone Primary School	2.11
OP96	Croft House	0.52	OP123	Triple Kirks	0.14
OP97	Crown House	0.04	OP125	Urquhart Road Works	1.20
OP49	Cults Pumping Station	0.69	OP126	Victoria House	0.21
OP99	Denburn and Woolmanhill	1.90	OP127	Victoria Road School	0.67
OP100	Donside Paper Mill	10.0	OP128	VSA Gallowgate	
OP101	Dunbar Halls	1.23	OP130	Water Lane Grannary	0.06
OP18	Farburn Terrace Dyce	2.56	OP38	Woodend Hospital Annex	2.01
OP17	Former Carden School	0.37	OP131	Woodside Congregational Church	0.07
OP53	Kennerty Mill	0.10			

Highlighted sites are situated within Regeneration Areas

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**Table 2 : Brownfield Housing Sites with Planning Consent (but not effective in the 2007 Housing Land Audit)**

Site	Units	Site	Units
86-92 Auchmill Road	20	BP Dyce (Part)	119
9-13 Broomhill Road	12	Broadford Works	398
<b>1-7 Crombie Road</b>	<b>32</b>	Copper Beech, Auchinyell	35
9 Duff Street	8	Dancing Cairns, Auchmill Road, Bucksburn	40
35 Froghall Road	19	<b>Donside Paper Mill</b>	<b>278</b>
393-395 Great Western Road	19	<b>Double 2 Bar, 22 Balnagask Road</b>	<b>20</b>
45-47 Holland Street	21	Elmbank Terrace	12
96-126 John Street	40	Farburn Terrace Dyce	64
11 Jopps Lane, Aberdeen	6	Former Cockers Roses Site, Lang Stracht	104
366 King Street	60	Froghall Terrace	140
24 Market Street	6	Mains of Dyce, Dyce	8
82-88 Middlefield Place	8	Mugiemoss Road	112
		Powis Lane, Aberdeen	<b>Deleted: 41 Nelson Street</b>
54 Park Road	174	Rutherford Church, 120 Rosemount Place	<b>Deleted: 21</b>
21 Polmuir Road	12	Seaforth Road	66
1 and 2 Springbank Terrace	9	Stockethill Church	32
343 Union Street, Aberdeen	9	Timmer Market, East North Street	53
<b>1 Western Road</b>	<b>22</b>	The Portals Bar, 17 Castle Street, Castlegate	7
Bimini, 69 Constitution Street	9		<b>Deleted: 30</b>
		<b>TOTAL</b>	<b>918</b>

Highlighted sites are situated within Regeneration Areas

**Table 3 : Potential Brownfield Housing Numbers**

Potential Source	Small & Large Site Potential	Indicative Density Range* Low Potential	Indicative Density Range* High Potential
Vacant and Derelict Land	2,130.05	2,330.1	3,889.9
Non Effective Housing Land	<del>243.45</del>	<del>281.6</del>	<del>526.5</del>
Industrial and Business Areas	153.9	66	123.75
Institutions	1,696.45	1,082.15	1,860.1
Redevelopment of Other Uses	1,350.4	1,202.25	2,159.1
<b>Brownfield Urban Capacity Study SUB-TOTAL</b>	<del><b>5,574</b></del>	<del><b>4,962</b></del>	<del><b>8,559</b></del>
<b>Brownfield sites with planning consent</b>		<b>918</b>	

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<b>TOTAL UNITS*</b>	<del>6,492</del>	<del>5,880</del>	<del>9,477</del>
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Includes brownfield sites with planning consent figures  
\*Indicative Density Range (as set out in the Brownfield Capacity Study within the Technical Appendices)

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## Appendix 2

### Opportunity Sites

Site Reference	Site Name	Site Size	Policy	Other Factors
<b>Bridge of Don and Grandhome</b>				
OP1	Hill of Tramaud	16 ha	Green Belt	Landfill followed by reinstatement to uses acceptable to the Council.
OP2	Murcar	27.8 ha	Land Release Policy	Should include provision for a possible Park and Ride site. Southern half of site included in Murcar Development Framework 2008. <u>This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.</u>
OP3	Berryhill, Murcar	68.4 ha	Business and Industrial/ Green Space Network	Development Framework approved in 2008 covers this site and land to the north. Land available for development of Use Class 4, 5 and 6.
OP4	Findlay Farm, Murcar	16.4 ha	Specialist Employment Area	Opportunity to extend the Aberdeen Science and Energy Park.
OP5	Denmore Road Recycling Centre	0.7ha	New Community Facilities	Proposed civic amenity/ recycling centre. <u>The development should take into account the coherence of the surrounding green space network and provide robust linkages across the site.</u>
OP6	Dubford Community Facilities	2.46 ha	Residential/ <u>Urban Green Space</u>	Council owned site reserved for community centre, primary school, local shops, etc.
OP7	Balgownie Centre, Bridge of Don	2.25 ha	Residential	Former Aberdeen College building. Planning Brief available.
OP8	Balgownie Primary School	0.71 ha	Residential	Vacant Primary School. <u>The amenity space to the west of the</u>

				<u>site should be retained.</u>
OP9	Aberdeen College Gordon Centre	2.21 ha	Residential	Location suitable for residential development. <u>The woodland on site, particularly along the site's boundaries, should be retained.</u>
OP10	East Woodcroft North	2.2 ha	Land Release Policy	Council owned site identified for 60 homes.
OP11	Jesmond Drive, Bridge of Don	23.5 ha	Mixed Use	Planning Permission granted for 82 residential units.
OP12	Grandhome	323 ha	Land Release Policy/Green Space Network	Privately owned site in single ownership identified for 7000 homes and 5ha of employment land <u>(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.</u>
OP13	Land at Persley	1.2 ha	Green Belt/Green Space Network	An opportunity for a small housing development with substantial landscaping and careful high quality design being required to secure landscape renewal.
OP25	Dubford	35.8 ha	Land Release Policy/Green Space Network	Opportunity for development of 550 homes. <u>This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.</u>
<b>Dyce, Bucksburn and Woodside</b>				
OP14	Argyll Road, Aberdeen Airport	2.30 ha	Aberdeen Airport	Planning approval granted for 200 bedroom hotel.
OP15	Bankhead Academy	2.70 ha	Residential	Former Bankhead Academy secondary school.
OP16	BP, Dyce (part) Centre	3.1 ha	Mixed Use	<u>Planning permission granted for 119 homes.</u> Parts of the site may be adversely affected by noise from flights. <u>This site is in Policy H2 Mixed Use Areas and the Council intends to bring</u>

**Deleted:** with possible provision of a new secondary school

**Deleted:** Presents an opportunity for re-use or re-development of vacated accommodation

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				<a href="#">forward the BP Headquarters Development Brief (April 2008) as Supplementary Guidance.</a>
OP17	Former Carden School	0.37 ha	Residential	Part of Dyce PS deemed surplus to requirements.
OP18	Farburn Terrace, Dyce	3.08 ha	Mixed Use	Planning Permission granted for hotel, offices and flats. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP20	Hopcroft	3.3 ha	Residential	This is an opportunity to provide housing (30 homes) near to an area where employment uses predominate.
OP22	Mugiemoss Mill, Mugiemoss Road, Bucksburn	29.5 ha	Mixed Use	Vacant paper mill site and adjoining industrial land. Redevelopment of the site will be subject of a Planning Brief, which will require to be prepared for the site. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP23	Stoneywood Terrace, Dyce	1.11 ha	Residential	Lapsed planning permission for housing. Site subject to ownership constraints and aircraft noise.
OP24	Stoneywood	42.3 ha	Land Release Policy/Green Space Network/Urban Green Space	Opportunity for development of 500 homes in an area with existing employment. <a href="#">Masterplan required. 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.</a>
OP26	Craibstone North and Walton Farm	20.0 ha	Land Release Policy/Green Space Network	Opportunity for development of <a href="#">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</a>

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				<p><u>in the Future Growth period.</u></p> <p>Joint masterplan required with OP28 Rowett North. <u>This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.</u></p>
<b>OP28</b>	Rowett North	63.9 ha	Land Release Policy/Green Space Network/Airport Public Safety Zone	<p>Opportunity for development of 34.5ha of employment land. Joint masterplan required with OP26 Craibstone North and Walton Farm. <u>This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.</u></p>
<b>OP29</b>	Craibstone South	42.6 ha	Land Release Policy/Green Space Network	<p>Opportunity for 1000 homes. Joint masterplan required for this site, OP30 Rowett South and OP31 Greenferns Landward.</p>
<b>OP30</b>	Rowett South	106.85 ha	Land Release Policy/Green Space Network	<p>Opportunity for 1940 homes. Joint masterplan required for this site, OP29 Craibstone South and OP31 Greenferns Landward.</p>
<b>OP31</b>	Greenferns Landward	69.6 ha	Land Release Policy	<p>Opportunity for 1500 homes on Council owned land. Joint masterplan required for this site, OP30 Rowett South and OP29 Craibstone South. <u>Burnbrae Moss District Wildlife Site lies adjacent to the southern boundary of this site.</u></p>
<b>OP32</b>	Dyce Drive	108 ha	Specialist Employment/Green Space Network	<p>Planning Brief for site approved in 2004. <u>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.</u></p>
<b>OP33</b>	A96 Park & Ride	6.7 ha	Land for Transport	<p>Land reserved for Park and Ride</p>

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<b>OP135</b>	Woodside	19.1 ha	Land Release Policy/Green Space Network/Green Belt	Site capable of accommodating up to 300 homes, 50% to be affordable housing as per masterplan for Woodside Sports Park and Village. <u>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.</u>
<b>Kingswells and Greenferns</b>				
<b>OP35</b>	Auchmill Golf Course, Greenferns	3.7 ha	Green Belt/Green Space Network	Layout and replacement of holes at Auchmill Golf Course. The new holes must be available before the existing ones are taken out of use.
<b>OP37</b>	Greenfern Infant School	0.91 ha	Residential	Redundant School deemed surplus to requirements.
<b>OP38</b>	Woodend Hospital Annex, Lang Stracht	2.05 ha	Residential	Planning Permission granted for retail development and Fire Brigade Headquarters.
<b>OP39</b>	Greenferns	13.7 ha	Residential	This is an opportunity to provide 120 homes. This site has a masterplan which was approved in 2010.
<b>OP40</b>	West Hatton and Homefarm, Kingswells	50.0 ha	Land Release Policy/Green Space Network	Opportunity for a 50ha development of business land which will attract high quality businesses or be suitable for company headquarters.
<b>OP41</b>	Kingswells C	2.7 ha	Land Release Policy	Opportunity for development of 50 homes. This site is part of the Kingswells Development Framework which was approved in 2008.
<b>OP42</b>	Kingswells D and West Huxterstone	6.1 ha	Land Release Policy/Green Space Network	Opportunity for development of 120 homes. This site is part of the Kingswells Development Framework which was approved in 2008.
<b>OP43</b>	Maidencraig South East	29.8 ha	Land Release Policy/Green Space Network	Opportunity for development of 450 homes. A joint masterplan is required for this site and OP44 Maidencraig North East. <u>This site may be at risk of flooding. A</u>

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				<u>flood risk assessment will be required to accompany any future development proposals for this site.</u>
<b>OP44</b>	Maidencraig North East	22.8 ha	Land Release Policy/Green Space Network	Opportunity for development of 300 homes on a Council owned site. A joint masterplan is required for this site and OP43 Maidencraig South East.
<b>OP45</b>	Greenferns	60.4 ha	Land Release Policy/Green Space Network	Opportunity for development of 1350 homes and 10ha of employment land on a Council owned site. A Development Framework was approved for this site in 2010 however a masterplan is required. <u>This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.</u>
<b>OP46</b>	East Arnhall	1.0 ha	Land Release Policy	An opportunity for development of 1 ha of employment land. A masterplan with Aberdeenshire Council involvement would be desirable given that the site borders the Local Authority boundaries. <u>A flood risk assessment will be required. Site lies within a pipeline notification zone.</u>
<b>Countesswells</b>				
<b>OP58</b>	Countesswells	165.1 ha	Land Release Policy/Green Space Network	An opportunity for development of 3000 homes and 10 ha of employment land. Masterplan required.
<b>Deeside</b>				
<b>OP47</b>	Braeside Infant School	<u>1.04</u> ha	Residential	Former school site with potential to be redeveloped for residential use. <u>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</u>

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				<u>of site OP47.</u>
<b>OP49</b>	Cults Pumping Station	0.69 ha	Residential	Redundant building which would provide a sustainable brownfield housing site with few apparent constraints or problems. Development will have to respect green linkages to the west of the site and the retention of the allotments to the east of the site.
<b>OP50</b>	Earlswells House	0.85 ha	Residential	Greenfield site identified in the Aberdeen Local Plan 2008 for 10 homes.
<b>OP51</b>	Friarsfield	29.2 ha	Residential	Greenfield site identified in the Aberdeen Local Plan 2008 for 280 homes. <u>This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.</u>
<b>OP52</b>	Hazledene	16.59 ha	Residential	Greenfield Site identified in the Aberdeen Local Plan 2008 for 150 homes.
<b>OP53</b>	Kennerty Mill	0.1 ha	Residential	A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
<b>OP55</b>	Milltimber Primary School	1.85 ha	Residential	The current Milltimber Primary School site is likely to become available in the future. This is due to the proposed development at Oldfold Farm providing a new school to accommodate the additional pupils generated by the development.
<b>OP56</b>	North Lasts Quarry	8.01 ha	Green Belt	Ongoing mineral extraction. Planning Permission granted in February 1997 to continue hard rock extraction. Permission given for 10 years with conditions on reinstatement. <u>The site lies within a pipeline consultation zone and all development should conform to the terms of Policy B15 –</u>

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				<u>Pipelines and Controls of Major Accident Hazards.</u>
OP57	Pinewood	10.0 ha	Residential	Greenfield Site identified in the Aberdeen Local Plan 2008 for 150 homes.
OP59	Peterculter East	2.1 ha	Land Release Policy	Opportunity for development of 25 homes.
OP60	Culter House Road	1.1 ha	Land Release Policy	Opportunity for development of 5 homes.
OP61	Edgehill Road	4.4 ha	Land Release Policy/Green Space Network	Opportunity for development of 5 homes.
OP62	Oldfold	48.9 ha	Land Release Policy	Opportunity for development of 550 homes and 5ha of employment land. A masterplan is required.
OP64	Craigton Road / <u>Airyhall Road</u>	4.1 Ha	Land Release Policy	Opportunity for development of 20 homes on a Council owned site.
OP65	North Garthdee Farm	3.1 ha	Land Release Policy/Green Space Network	Opportunity for development of 80 homes. Planning Brief required.
OP66	Grove Nursery, Hazlehead	5.9 ha	Green Belt	Indoor sports uses will be permitted on this site. Planning permission for such use may include provisions requiring restoration of the site to a use compatible with the objectives of the green belt at such time as the use for which planning permission is granted ceases to be operational.
OP67	Grove Nursery Recycling Centre, Hazlehead	1.5 ha	New Community Facilities	Site reserved for a recycling centre.
OP68	Skene Road, Hazlehead	49.7 ha	Green Belt/Green	Network Planning Permission granted for a phased cemetery

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			Space Network	development.
<b>OP134</b>	Peterculter Burn	7.4 ha	Land Release Policy	Site capable of accommodating 19 homes, <a href="#">a hydro electric scheme, fish pass, football pitch, changing facilities and car parking for Culter Youth Football Club and a new pathway opening up access to existing woodland. A flood risk assessment demonstrating acceptable consequences will be required together with a masterplan giving details of access and setting out timescales for implementation of the different stages of the overall development. These matters will be reflected in any grant of planning permission. A planning brief will be required for 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).</a>
<b>OP136</b>	<a href="#">Loirsbank</a>	<a href="#">0.82 ha</a>	<a href="#">Residential</a>	<a href="#">Planning permission granted for 8 houses.</a>
<b>Loirston and Cove</b>				
<b>OP69</b>	Aberdeen Gateway/Moss-side/Mains of Cairnrobin	20.2 ha	Business and Industrial Land/Green Belt/ Land Release Policy	Planning Permission granted for a high quality Class 4 Business Use, subject to Section 75 legal agreement. A 2ha extension to the developable area at the north end of the site has been made. The northern part of the site has been reserved for Open Space; a full sized football pitch; a half sized football pitch and associated changing facilities

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OP70	Altens East and Doonies	2.9ha	Business and Industrial Land	Site reserved for waste facilities.
OP71	Blackhills Quarry, Cove	<del>32.7</del> 6ha	Green Belt	Planning permission granted in 1996 to continue hard rock extraction and processing, extend working area, continue manufacture of asphalt and bituminous macadam, etc. <u>Also includes area containing future mineral reserves.</u>
OP72	Cove	30ha	Residential	Cove brief needs re-visiting and a new Masterplan required incorporating housing, community uses and greenspace. <u>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.</u>
OP73	Craighill Primary School, Kincorth	0.86ha	Residential	Vacant Primary School.
OP74	Den of Leggart	6.78ha	Residential	Housing opportunity for approximately 50 units.
OP75	Stationfields, Cove	9.8ha	Residential	Greenfield Site identified in the Aberdeen Local Plan 2008 for 150 homes. This site should be tied into a new Cove Masterplan.
OP76	Souter Head Road, Cove	3.0ha	Residential	Retail Opportunity. A retail and traffic impact assessment will be required. <u>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.</u>
OP77	Loirston	119.2ha	Land Release Policy/ Green Space Network	Opportunity for development of 1500 homes and 11ha of employment land. <u>Potential to accommodate football or community stadium.</u>
OP78	Charleston	20.5ha	Land Release	Opportunity for development of 20.5ha of employment land.

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<b>OP80</b>	Calder Park	15 ha	Land Release Policy	New stadium and sports facilities. (Cove Rangers).
<b>City Centre and Urban Areas</b>				
<b>OP19</b>	Haudagain Triangle, Middlefield	4.34 ha	Residential/Land for Transport	Following road improvements in this area, land will become vacant and surplus. Proposal for retail park and urban green space.
<b>OP21</b>	Manor Walk, Middlefield	2.65 ha	Urban Green Space/Residential	Housing replacement following the junction improvements at the Haudagain.
<b>OP34</b>	Marchburn Infant School, Northfield	1.08 ha	Residential	Site is in one of the 7 Regeneration areas within the city and is earmarked for 35 new <u>Council</u> homes.
<b>OP36</b>	Byron Park Nursery and Infant School, Northfield	0.77 ha	Residential	Site is in one of the 7 Regeneration areas within the city and is earmarked for 28 new <u>Council</u> homes.
<b>OP63</b>	Aberdeen Market	0.33 ha	City Centre Business Zone	Opportunity for qualitative improvement to include better pedestrian access to The Green.
<b>OP81</b>	1 Western Road	0.07 ha	Residential	Capacity for approximately 22 units. Development on this site is constrained by marketability.
<b>OP82</b>	140 Causewayend	0.15 ha	Mixed Use	Proposed extensions for additional office space.
<b>OP83</b>	35 Froghall Road	0.62 ha	Mixed Use	Former workshop.
<b>OP84</b>	393-395 Great Western Road	0.21 ha	Residential	Capacity for approximately 19 units. Development on this site is constrained by ownership.
<b>OP85</b>	41 Nelson Street	0.06 ha	Mixed Use	Capacity for approximately 21 units. Development on this site is constrained by marketability.
<b>OP86</b>	82-88 Middlefield Place	0.1 ha	Residential	Capacity for 8 units. Development on this site has in the past been constrained by funding.
<b>OP87</b>	Aberdeen College, Gallowgate	1.74 ha	Existing Community Sites and Facilities	Aberdeen College is reviewing its estates strategy and proposes refurbishing the Tower and East blocks, subsequently

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				making the South block available for redevelopment.
OP88	Aberdon House	0.64 ha	Residential	Vacant care home. Part of Tillydrone regeneration area.
OP89	Balgownie Machine Centre	0.2 ha	Mixed Use	Former garden machinery centre. Site is Council owned. Land Reserved partially for Berryden Road Improvements.
OP90	Broadford Works, Maberley Street	3.6 ha	Mixed Use	Planning Brief advocates redevelopment of the site as an 'Urban Village'.
OP91	Cattofield Reservoir	1.51 ha	Residential	Former reservoir deemed surplus to requirements of Scottish Water. Planning Brief prepared May 2005.
OP92	Citadel	0.15 ha	City Centre Business Zone	Residential/Mixed use.
OP93	Causewayend Primary School	0.66 ha	Mixed Use	Former primary school deemed surplus to requirements.
OP94	Cornhill Hospital	6.04 ha	Existing Community Sites and Facilities	Former hospital site, redevelopment for mix of uses, residential, office/ business (Class 4), community uses. Within conservation area, substantial granite buildings. Planning Brief required.
OP95	Cotton Street	3.0 ha	Business and Industrial Land	Outline planning approval granted for new warehouses and offices. Contamination issues require to be addressed.
OP96	Croft House	0.52 ha	Residential	Former care home surplus to requirements, suitable for residential development.
OP97	Crown House	0.04 ha	Mixed Use	City centre location suitable for residential use should the building be vacated in the future.
OP98	Denburn Valley/ Belmont Street/Union Terrace	2.56 ha	Urban Green Space	Options for the <del>future</del> of the gardens are currently under consideration. Area covered by Urban Green Space and <del>Green Space Network</del> , Conservation Area 2. Listed Buildings. <del>Tree</del>

**Deleted:** redevelopment

**Deleted:** mixed use



				<u>Preservation Orders,</u>
<b>OP99</b>	Denburn and Woolmanhill	1.9 ha	Mixed Use	<p>Prominent position contains Category A Listed Buildings and is within Conservation Areas. Mix of uses including healthcare, hotel, residential, small-scale retail, food and drink, further education, offices/ business (Class 4) and car parking. A Planning Brief has been prepared for the site. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.</p> <p><u>Replacement accommodation close to the city centre is required for the two health practices currently using the site.</u></p>
<b>OP100</b>	Donside Paper Mill	10.0 ha	Mixed Use	<p>Regeneration opportunity for a mixed use development. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.</p>
<b>OP101</b>	Dunbar Halls of Residence, Don Street	1.64 ha	Residential	<p>Conservation area, suitable for student accommodation. Planning Brief available.</p>
<b>OP102</b>	Energy Futures Centre, South Beach	2.9.0 ha	Urban Green Space	<p>Reserved for an Energy Futures Centre.</p>
<b>OP103</b>	Frederick Street/East North Street Car Park	0.39 ha	Mixed Use	<p>Noise and air pollution from major road adjacent to the site. Castlegate Study Area – to be updated.</p>
<b>OP104</b>	Froghall Terrace	2.55 ha	Mixed Use	<p>Industrial site and depot. Outline Planning Permission for residential development.</p>
<b>OP106</b>	Hilton Nursery School	0.6 ha	Residential	<p>Former nursery school now deemed surplus to requirements. Location suitable for residential development.</p>
<b>OP107</b>	King Street/ Beach Esplanade	2.0 ha	New Community Facilities	<p>Site is identified by Council resolution for a Mosque, community facilities and open</p>

**Deleted:** See City Centre Development Framework.

				space. Until proposals for these uses are progressed, or if a decision is made not to pursue them, the existing open space use will be protected by Policy NE3 Urban Green Space.
<b>OP108</b>	Kittybrewster Depot	1.65 ha	Mixed Use	Owned by Scottish Water who are looking to promote the site for redevelopment. Land is reserved for the Berryden Improvement Programme.
<b>OP109</b>	Linksfield Academy	12.5 ha	Residential <u>and community uses</u>	Identified as potential site for the proposed 50m swimming pool. Former Academy site may have potential for housing (2.9ha).
<b>OP110</b>	Mile End Primary School	0.5ha	Residential	Vacant former primary school building replaced by 3Rs school on Midstocket Road. Site would be suitable for residential development.
<b>OP111</b>	Nazareth House	1.1 ha	Residential	Site has planning permission subject to a legal agreement for the conversion of existing buildings to form 47 flats and 5 town houses and erection of 40 new build flats with associated demolitions, car park and landscape works.
<b>OP112</b>	Oakbank School, Midstocket Road	3.62 ha	Residential	Planning Brief available if site is to be redeveloped.
<b>OP113</b>	Park House, Westburn Road	0.79 ha	Existing Community Sites and Facilities	Planning permission granted for a purpose-designed cancer support centre.
<b>OP114</b>	Pittodrie Park	6.00 ha	<u>Residential</u>	Proposed residential development.
<b>OP115</b>	Shore Porters Warehouse	0.02 ha	Mixed Use	Redundant warehouse. Problems with road noise and internal lighting. Residential will only be considered if suitable amenity can be demonstrated.
<b>OP116</b>	Smithfield Primary School	2.27 ha	Residential	School will become vacant on completion of new Manor Park School. Site would be suitable for residential development.

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<b>OP117</b>	St Machar Primary School	1.01 ha	Residential	Primary School is now vacant and surplus to requirements. Part of the Tillydrone regeneration area.
<b>OP118</b>	St Nicholas House	0.9ha	City Centre Business Zone	Site will become vacant when the City Council vacate in 2011.
<b>OP119</b>	St Peter's Nursery, Spital	0.09 ha	Mixed Use	School has been closed for over 10 years. Sensitive residential redevelopment is preferred. Is within a Conservation Area.
<b>OP120</b>	Former Summerhill Academy	3.3 ha	Residential	Former Secondary School and Education facility is now vacant and surplus to requirements.
<b>OP121</b>	Tillydrone Primary School	2.11 ha	Residential	Site of former Tillydrone Primary School. Part of the Tillydrone regeneration area.
<b>OP122</b>	Tivoli Theatre, Guild Street	0.06 ha	City Centre Business Zone	Leisure Use. A Listed. Beside busy Guild Street and next to transport interchange. The site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
<b>OP123</b>	Triple Kirks, Schoolhill	0.14 ha	City Centre Business Zone	Office, retail, residential or hotel. Current Planning Permission for office use. A Listed prominent Aberdeen landmark.
<b>OP124</b>	Upper/ Basement Floors, 73-149 Union Street	0.35 ha	City Centre Business Zone	Retail use. Conservation Area 2. Some listed buildings. Potential opportunity to open up unused floors and link with existing used floor space.
<b>OP125</b>	Urquhart Road Works	1.06 ha	Mixed Use	Potential mixed use development. A Planning Brief has been prepared for the site.
<b>OP126</b>	Victoria House, West North Street	0.21 ha	Mixed Use	Vacant building in Aberdeen City Council ownership.
<b>OP127</b>	Victoria Road Primary School	0.67 ha	Mixed Use	Former Primary School recently vacated. The site would be suited for sensitive residential

				redevelopment.
<b>OP128</b>	VSA Gallowgate	0.08 ha	Mixed Use	Residential/Mixed use. <u>Listed building.</u>
<b>OP129</b>	The Waterfront, Torry	6.6 ha	Mixed Use	Planning Application submitted. See also Old Torry <u>Masterplan</u> Study. Former government research station. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
<b>OP130</b>	Water Lane	0.06 ha	Mixed Use	Redundant granary building. Planning permission for conversion to 12 flats. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
<b>OP131</b>	Woodside Congregational Church	0.07 ha	Residential	Vacant church building. Conditional Planning consent to form shop unit (Class 1) and 6 dwelling flats has since lapsed.
<b>OP132</b>	Bon Accord Masterplan	40.0 ha	City Centre Business Zone/Mixed Use	Masterplan prepared for major redevelopment in the City Centre.

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## Appendix 3

### Regeneration Areas – Potential Sites 2007-2016

Middlefield Regeneration Area	
Manor Walk	80
Smithfield Primary School	68
Northfield Regeneration Area	
Former Byron Park Nursery	28
Former Marchburn School	35
Tillydrone Regeneration Area	
Aberdon House	61
Donside Paper Mills	278
Former Tillydrone Primary School	63
Hayton Road	30
St Machar Primary School	96
Torry Regeneration Area	
1-7 Crombie Road	32
Double 2 Bar, 22 Balnagask Road	20
Torry Research Station, Greyhope Road	46
Victoria Road Primary School	64
Woodside Regeneration Area	
1 Western Road	22
Ex Balgownie Machine Centre	19
Kittybrewster Depot (Scottish Water)	157
Woodside Congregational Church	7
Totals	1,106
Structure Plan Allowances	500

## Appendix 4

### Infrastructure Requirements for Masterplan Zones

Nature of Contribution	Masterplan Zone
<b>Cumulative Transport Infrastructure</b>	
Contributions required in order to address the cumulative impact of development on the transport network. Possible issues to be resolved / schemes are listed in Supplementary Guidance and further detailed work is required to establish whether these are the most appropriate solutions for each development.	To be confirmed
<b>Roads</b>	
Direct road access from Dubford and Mundurno onto local road connecting to B999 with potential new intersection.	1. Murcar & Dubford
New spur from Murcar to A90 Murcar roundabout.	
New road accesses from Grandhome onto Parkway.	2. Grandhome
Improve Whitestripes Road and B997 to appropriate design standards for forecasted traffic volumes and enable sufficient access to AWPR (does not include further capacity improvements connecting the B977/B997 through Parkhill towards Dyce Drive).	
New road connection from Stoneywood development to A947 with new junctions.	3. Stoneywood
Access from employment sites onto new Dyce Drive link road.	4. Dyce Drive
Road connection from existing roundabout at A96 / Dyce Drive through masterplan area and to Kepplehills Road.	4. Newhills Expansion
Road access from Greenferns to Provost Rust Drive and Provost Fraser Drive.	5. Greenferns
New major junctions on A944 to access Maidencraig sites.	6. Maidencraig
New major junction from employment development to access A944.	7. Kingswells
New road links and major junctions at A944, with appropriate design standards to accommodate forecasted traffic volumes.	8. Countesswells
Upgrades to the local road network.	9. Friarsfield
New major junction connecting Oldfold to A93.	10. Oldfold

<b>Nature of Contribution</b>	<b>Masterplan Zone</b>
Road connections from Loirston to A956 through Industrial area to Souterhead Roundabout and using junction adjacent to Old Wellington Road (which could become a signalised junction).	11. Loirston
<b>Public Transport and Walking and Cycling Infrastructure</b>	
New developments to be served by comprehensive pedestrian and cycle network and frequent public transport services including new and extended services.	All sites
<b>Secondary School Education (contributions set against residential development sites only)</b>	
Possible additional secondary school capacity at Bridge of Don Academy.	1. Dubford
New secondary school within proposed development.	2. Grandhome
New secondary school within proposed development.	4. Newhills Expansion
Additional secondary school capacity at Northfield Academy.	5. Greenferns 6. Maidencraig
Additional secondary school capacity at Hazlehead Academy.	6. Maidencraig
New secondary school within proposed development.	8. Countesswells
New secondary school within proposed development.	11. Loirston
<b>Primary School Education (contributions set against residential development sites only)</b>	
Three to four new primary schools within proposed development.	2. Grandhome
Replacement primary school incorporating additional capacity.	3. Stoneywood
Three new primary schools within proposed development.	4. Newhills Expansion
One new primary school within proposed development.	5. Greenferns
Additional primary school capacity required.	6. Maidencraig
Two to three new primary schools within proposed development.	8. Countesswells
One new primary school within proposed development.	10. Oldfold
One new primary school within proposed development.	11. Loirston

Nature of Contribution	Masterplan Zone
<b>Water</b>	
Contributions required in order to provide appropriate infrastructure for water supply and waste water disposal. Scottish Water may explore the potential for addressing the cumulative impact of development on water related infrastructure.	Further details in the LDP Action Programme
<b>Health (contributions set against residential development sites only)</b>	
Extension to Oldmachar Medical Practice at Jesmond Road to accommodate two additional GP's. Extension at Bridge of Don Dental Clinic at Cairnfold Road to accommodate General Dental services for one additional dental chair. One new Community Pharmacy.	1. Dubford (and possible contribution from site at East Woodcroft with Grandhome Zone 2)
New 16 GP Health Centre to accommodate existing four GP Practice with 12 additional GP's. Two new six chair Dental Surgeries. Four new Community Pharmacies.	2. Grandhome
New 10 GP Health Centre (including land) to accommodate eight existing GP's with two additional GP's. Extension of Dyce Health Centre to accommodate two additional dental chairs. This facility could be included as part of the required new Health Centre, as specified above. One new Community Pharmacy.	3. Stoneywood
New 13 GP Health Centre (including land) to accommodate 6 existing GPs with seven additional GPs. New six chair Dental Surgery. This facility could be included as part of the required new Health Centre, as specified above. Three new Community Pharmacies.	4. Newhills Expansion
New six GP Health Centre (including land already identified) to accommodate four existing GPs with two additional GPs. Two additional dental chairs required in Health Centre, as specified above.	5. Greenferns
Extension at Kingswells Health Centre to accommodate two additional GP's. New two chair Dental facility either in the recommended extension to the Kingswells Health Centre, or on a new site.	6. Maidencraig 7. Kingswells



Nature of Contribution	Masterplan Zone
<p>New five GP Health Centre (including land).</p> <p>New four chair Dental Surgery (including land). This facility could be included as part of the required new Health Centre as specified above.</p> <p>Two new Community Pharmacies.</p>	8. Countesswells
<p>Extension to the existing Health Centre to support the General Medical Services for the increased population in the Cults community.</p>	9. Friarsfield
<p>Extension to Peterculter Health Centre to accommodate one additional GP.</p> <p>Extension of Peterculter Health Centre to accommodate two additional Dental Chairs.</p> <p>One new Community Pharmacy.</p>	10. Oldfold
<p>Extension to Cove Bay Health Centre to accommodate three additional new GPs.</p> <p>Extension at Cove Bay Health Centre to accommodate two additional Dental Chairs.</p> <p>One new Community Pharmacy.</p>	11. Loirston

## Appendix 5

### Existing Masterplans to be taken forward in the Local Development Plan.

Alongside developing masterplans for the sites released through the Local Development Plan a number of existing frameworks will also be brought forward. These are listed below.

- Balgownie Centre, Bridge of Don, Planning Brief (2005)
- Bon Accord Quarter Masterplan (2006)
- **BP Headquarters Complex Development Brief (April 2008)**
- Broadford Works, Maberly Street, Design Brief (2001)
- Cattofield Depot, Cattofield Place, Kittybrewster, Planning Brief (2005)
- Cove Masterplan and Charrette Report (2010)
- Dyce Drive, adjacent to Aberdeen Airport, Planning Brief (2004)
- Fire Station Site, North Anderson Drive, Planning Brief (2005)
- Forresterhill Development Framework (2008)
- Greenferns Masterplan and Development Framework (2010)
- Hillhead Campus, Don Street, Old Aberdeen, Planning Brief (2003)
- Kingswells Development Framework (2008)
- Mugiemoos Road, Bucksburn, Planning Brief (2007)
- Murcar Development Framework (2008)
- Oakbank, Midstocket Road, Design Brief (1999)
- Pinewood/Hazledene, Countesswells Road, Planning Brief (2004)
- Robert Gordon University Campus Garthdee (2009)
- Urquhart Road (105-107) (2010)

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Development Framework (2008)¶

## **Appendix 6**

### **Supplementary Guidance**

Aberdeen City and Shire Design Review Panel

Aberdeen Masterplanning Process

Affordable Housing

Air Quality

Archaeology and Planning

Bats and Development

Buffer Strips

Children's Nurseries and Sports facilities

City Centre Development Framework

Conversion of steadings

Dormer windows and roof extensions

Drainage Impact Assessments

Dwelling Extensions in Aberdeen City

Dwelling Extensions in Cove

Erection of Dwelling House Extensions Forward of the Building Line

Gypsy and Traveller sites

Harmony of Uses –

- Amusement Centres and Arcades
- Hot Food Take Aways
- Living/Working Above or Below the Business
- Liquor Licensed Premises
- Residential Developments in the City Centre
- Street Cafes

Hierarchy of Retail Centres

Infrastructure and Developer Contributions Manual

Landscape Strategy Part 2 – Landscape Guidelines

Low and Zero Carbon Buildings

Shopfront Design Guide

Shopfront Security

Splitting of residential curtilages

Stonecleaning

Temporary Buildings Guide

Transport and Accessibility

Trees and Woodlands

Union Street Frontages

Waste Management Requirements in New Development

## Appendix 7

### Schedule of Land owned by the Local Authority

The following table outlines land in the ownership of the planning authority, as required Section 15(3) of the Planning etc. (Scotland) Act 2006, which is affected by policies and proposals for development in the proposed Aberdeen Local Development Plan.

All site sizes are approximate.

Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
<b>Proposed Greenfield Development under Aberdeen City Council ownership</b>	
<b>Altens East/Doonies.</b> Site for a materials recycling facility/an aerobic digestion or in-vessel composting facility and/or a transfer station. Aberdeen City Council's ownership extends to 2.85ha. Grid Reference NJ963031.	OP70
<b>Auchmill Golf Course, Greenferns.</b> Layout and replacement of southern holes adjacent to Howes Road at Auchmill Golf Course. Aberdeen City Council's ownership extends to 4ha. Grid Reference is NJ893086.	OP35
<b>Craigton Road, Pitfodels.</b> Aberdeen City Council's ownership extends to 2.39ha. This includes the majority of land to the south of the site and a field to the east of the site. Grid Reference NJ907039.	OP64
<b>East Woodcroft.</b> Land North-East of Middleton Park. Western perimeter of the site meets Jesmond Drive, with the B997 meeting the East of the site. Aberdeen City Council's ownership of the site extends to 2.85ha. Grid Reference NJ928121.	OP10
<b>Greenferns Landward.</b> Land at Newhills, to the West of Bucksburn and approximately 800m North West of Bucksburn House. Aberdeen City Council's ownership of the site extends to 70ha. Grid Reference NJ880091.	OP31
<b>Greenferns Strategic Housing Land Reserve.</b> Land at Greenferns. Site is West of Northfield (Davidson Drive), North of Sheddocksley playing fields and South of Bucksburn House. Aberdeen City Council's ownership site extends to 77.4ha; this does not include land at Bucksburn House. Grid Reference NJ894083.	OP45

**Deleted: Blackhills of Cairnrobbin.** Land at Blackhills of Cairnrobbin. The site is South of Cove Road and West of the Leiths Quarry at Blackhills. The planning authority's ownership of the preferred site extends to 3.5ha. Grid Reference NO940999 [9]

**Deleted: Forrit Brae, Playing Fields.** Land is part of the OP30 Rowett development proposal. It is unlikely that development would be permitted on this site as it is currently a recreational ground. Grid Reference is NJ881105. [10]

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Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
<b>Proposed Greenfield Development under Aberdeen City Council ownership</b>	
<b>Grove Nursery, Hazlehead.</b> Land is identified as an opportunity site for sports/tennis centre and/or recreation and countryside uses and other uses appropriate to the rural character of the area. Part of the site will be identified for a recycling centre. Aberdeen City Council's ownership extends to the whole site, 7.4ha. Grid Reference NJ899054.	OP66 & OP67
<b>Hazledene.</b> Site identified for residential development of 150 homes in the <a href="#">2008 Aberdeen</a> Local Plan. Aberdeen City Council's ownership extends to 16.84ha. Grid Reference is NJ898048.	OP52
<b>Loirston.</b> Land at Loirston Loch. Site is West of Loirston Loch and East of the A90. Aberdeen City Council's ownership of the site extends to 26.85ha. Grid Reference NJ935012.  Council ownership also extends to land within the Loirston site. Site is West of Wellington Circle and east of Redmoss Road. The land under Aberdeen City Council's ownership covers Calder Park and extends to 15.27ha. Grid Reference NJ941022.	OP77
<b>Maidencraig North.</b> Land at Sheddocksley/Maidencraig. Site is West of Sheddocksley (Lewis Road) and North of the Lang Stracht. The site extends 500m West of Lewis Road and Aberdeen City Council's ownership is 5.98ha in total. Grid Reference NJ886071.	OP44
<b>Park House,</b> 116-120 Westburn Rd. Former day care centre for people with learning difficulties. Aberdeen City Council's ownership extends to 0.79ha. Grid Reference NJ928069.	OP113
<b>Pinewood.</b> Site identified for residential development of 150 homes in the <a href="#">2008 Aberdeen</a> Local Plan. Aberdeen City Council owns the western part of the site which is 5.4ha. Grid Reference is NJ899044.	OP57
<b>Woodside.</b> Site identified for 300 residential homes and sports facilities. Aberdeen City Council's ownership is bounded by the railway to the south, an unnamed access road to the north, electricity sub station to the east and as far as the sports pavilion to the west. The total ownership extends to 3.92ha. Reference is NJ915092.	OP135
<b>Proposed Brownfield Development under Aberdeen City Council ownership</b>	
<b>Aberdeen Beach South.</b> Informal grass area to the south of the Amusement Park on Wellington Road. Grid Reference NJ954063.	OP102
<b>Aberdon House.</b> Former Elderly persons home on	OP88

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Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
Coningham Road, Tillydrone. Aberdeen City Council's ownership extends to 0.64ha. Grid Reference NJ934088.	
<b>Balgownie Machine Centre.</b> Derelict land and buildings on Great Northern Road. The site is west of, and beside the Kittybrewster Depot. Aberdeen City Council's ownership extends to 0.20ha. Grid Reference NJ931078.	OP89
<b>Braeside Infant School</b> on Braeside Place. Aberdeen City Council's ownership extends to 1.04ha. Grid Reference NJ911041.	OP47
<b>Byron Park Nursery &amp; Infant School (site of)</b> on Springhill Road. Aberdeen City Council's ownership extends to 0.77ha. Grid Reference NJ890080.	OP36
<b>Cove</b> Two small parcels of land in the northern part of the site. Aberdeen City Council's ownership extends to 0.16ha. Grid Reference NJ944018.	OP72
<b>Craighill Primary School,</b> Kincorth bordered by Hetherwick Road, Gardner Road and Gardner Drive. Aberdeen City Council's ownership extends to 0.86ha. Grid Reference NJ930029.	OP73
<b>Croft House</b> accessed by Foresterhill Road and situated between Oldcroft Place and Oldcoft Terrace. Aberdeen City Council's ownership extends to 0.52ha. Grid Reference NJ914075.	OP96
<b>Cults Pumping Station.</b> Aberdeen City Council own the eastern part (allotments and car park) of the site to the north of the Cults Hotel and south of the Tennis Club. Ownership extends to 0.26ha. Grid Reference NJ895031.	OP49
<b>Denburn and Woolmanhill.</b> Aberdeen City Council owns the western part of this site, the Denburn car park. The eastern part of the site, Woolmanhill Hospital is not owned by the Council. Aberdeen City Council's ownership to the west extends to 0.77ha. Grid Reference NJ936064.	OP99
<b>Denmore Road Car Park.</b> Aberdeen City Council's ownership extends to 0.069ha. Grid Reference is NJ944113.	OP5
<b>Former Balgownie Primary school</b> on Tarbothill Road. Aberdeen City Council's ownership extends to 0.71ha. Grid Reference NJ936098.	OP8
<b>Former Bankhead Academy</b> on Bankhead Avenue. Aberdeen City Council's ownership extends to 2.7ha. Grid Reference NJ981102.	OP15
<b>Former Carden School</b> situated on Gordon Terrace, Dyce. Aberdeen City Council's ownership extends to 0.37ha. Grid Reference NJ890127.	OP17
<b>Former Causewayend Primary School</b> located near Mounthooly Roundabout on the A96, Causewayend. Aberdeen City Council's ownership extends to 0.69ha. Grid	OP93

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Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
Reference NJ939071.	
<b>Former Linksfield Academy</b> situated on King Street. The majority of the site has already been redeveloped; however 2.90ha of the site is in ACC ownership and yet to be redeveloped. Grid Reference NJ944081.	OP109
<b>Former Mile End Primary</b> school on Midstocket Road. Aberdeen City Council's ownership extends to 0.51ha. Grid Reference NJ921064.	OP110
<b>Former St Peter's Nursery</b> , Spital. Aberdeen City Council's ownership extends to 0.09ha. Grid Reference NJ939077.	OP119
<b>Former Summerhill Academy</b> building on Stronsay Drive. Aberdeen City Council's ownership extends to 3.28ha. Grid Reference NJ902066.	OP120
<b>Frederick Street/East North Street.</b> Currently a car park with potential for use as a site for housing. Aberdeen City Council's ownership extends to 0.39ha. Grid Reference NJ945065.	OP103
<b>Greenfern Infants School</b> , now redundant. Springhill Road meets the perimeter of the site to the east, Maidencraig Place to the south and Sheddocksley Road to the West. Aberdeen City Council's ownership extends to 0.91ha. Grid Reference NJ897069.	OP37
<b>Haudagain Triangle.</b> Land for road improvements and proposed retail use. Aberdeen City Councils ownership extends to the whole site, 4.34ha. Grid Reference is NJ912090.	OP19
<b>Hilton Nursery School</b> on Hilton Avenue. Aberdeen City Council's ownership extends to 0.61ha. Grid Reference NJ924083.	OP106
<b>King Street/Beach Esplanade</b> Land identified by Council resolution for a Mosque. Site is south of the River Don. Aberdeen City Council's ownership extends to 1.96ha. Grid Reference is NJ946092.	OP107
<b>Kingswells Old Primary School.</b> Site is on Fairley Road and is part of a site identified for residential development. Aberdeen City Councils ownership extends to 1ha. Grid Reference is NJ868064.	OP41
<b>Manor Walk</b> Area of ground to the north of Manor Walk. Aberdeen City Council's ownership extends to 1.92ha. Grid Reference NJ908089.	OP21
<b>Marchburn Infant School (site of)</b> on Marchburn Drive. Aberdeen City Council's ownership extends to 1.08ha. Grid Reference NJ901087.	OP34
<b>Park House</b> , 116-120 Westburn Rd. Former day care centre for people with learning difficulties. Aberdeen City Council's ownership extends to 0.79ha. Grid Reference NJ928069.	OP113

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Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
<b>Pittodrie Park.</b> Part of Aberdeen Football Clubs car park, north of Pittodrie. Aberdeen City Council's ownership extends to 0.19ha. Grid Reference NJ946077.	OP114
<b>Smithfield Primary School</b> located on Smithfield Drive. Aberdeen City Council's ownership extends to 2.27ha. Grid Reference NJ914084.	OP116
<b>St Machar Primary School</b> , former primary school located on Coningham Road, Tillydrone. Aberdeen City Council's ownership extends to 1.01ha. Grid Reference NJ934087.	OP117
<b>St Nicholas House</b> , Broad Street, Aberdeen. Aberdeen City Council's ownership covers the whole site and extends to 0.9ha. Grid Reference is NJ942063.	OP118
<b>Stationfields, Cove.</b> Land is identified as an opportunity site in the <u>2008 Aberdeen</u> Local Plan. Aberdeen City Council owns a small parcel of land located to the East of Coast Road. Grid Reference NJ953015.	OP75
<b>Tillydrone Primary School (site of).</b> Land is now vacant and is located on Harris Drive, Tillydrone. Aberdeen City Council's ownership extends to 2.11ha. Grid Reference NJ933087.	OP121
<b>The Waterfront, Torry.</b> Aberdeen City Council's site ownership extends to <u>1.74</u> ha. Grid Reference NJ954052.	OP129
<b>Urquhart Road Works.</b> Former Council depot located on Urquhart Road. Aberdeen City Council's ownership extends to 1.06ha. Grid Reference NJ949071.	OP125
<b>Victoria House</b> , West North Street. Aberdeen City Council's ownership extends to 0.21ha. Grid Reference NJ942067.	OP126
<b>Victoria Road School</b> , Victoria Road. Aberdeen City Council's ownership extends to 0.67ha. Grid Reference NJ954051.	OP127

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OP27 Land near Bucksburn School	80 homes	-	-	

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OP54 Malcolm Road	71 homes	-	-	

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OP133 Mid Anguston	8 homes	-	-	

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OP79 Blackhills of Cairnrobin	-	3.5ha employment		

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<b>OP27</b>	Land near Bucksburn School	2.4 ha	Land Release Policy/Green Space Network	Opportunity for development of 80 homes.	

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<b>OP54</b>	Malcolm Road	8ha	Land Release Policy	Site capable of accommodating 71 homes.	

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<b>OP133</b>	Mid Anguston, Peterculter	2.6 ha	Land Release Policy	Site capable of accommodating 8 homes.	

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<b>OP79</b>	Blackhills of Cairnrobin	3.5 ha	Land Release Policy	Opportunity for development of 3.5ha of employment land on this Council owned site.	

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<b>Blackhills of Cairnrobin.</b> Land at Blackhills of Cairnrobin. The site is South of Cove Road and West of the Leiths Quarry at Blackhills. The planning authority's ownership of the preferred site extends to 3.5ha. Grid Reference NO940999.			OP79		

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<b>Forrit Brae, Playing Fields.</b> Land is part of the OP30 Rowett development proposal. It is unlikely that development would be permitted on this site as it is currently a recreational ground. Grid Reference is NJ881105.			OP30		