

Aberdeen Local Development Plan SEA Environmental Report (Proposed Plan)

PART 1

To Sea.gateway@scotland.gsi.gov.uk

PART 2

An SEA Environmental Report is attached for the plan entitled

Aberdeen Local Development Plan 2016

The Responsible Authority is:

Aberdeen City Council

PART 3

Contact Name

Grace Harrison

Job Title

Planning Trainee (Local Development Plan)

Contact Address

Local Development Plan Team
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen AB10 1AB

Contact tel. no

01224 523325

Contact email

grharrison@aberdeencity.gov.uk

Signature

Grace Harrison

Date

October 2014

Non-Technical Summary

This Non-Technical Summary introduces Strategic Environmental Assessment (SEA) and summarises the contents of the full technical report, which begins on page 8.

Purpose of this Environmental Report and Key Stages

We (Aberdeen City Council) have written this Environmental Report (“the report”) for the Aberdeen Local Development Plan 2016 (LDP) under the Environmental Assessment [Scotland] Act 2005. The process taken to write this report is called Strategic Environmental Assessment (SEA). The reason for undertaking SEA is to address all the effects that the LDP will have on the environment. The overall aim of the process is to protect the environment. Throughout this SEA process we have taken the views of others (including the public and key agencies) into account before coming to final decisions.

SEA should be applied to plans, programmes and strategies (‘PPS’) produced by public bodies, including local authorities. The key stages of SEA are pre-screening, screening, scoping, environmental report and post-adoption statement. An explanation of these stages can be found below:

1. Pre-screening

Pre-screening of a PPS is done to show that a plan is not likely to have any effect on the environment, or if it has any effects at all, they will be minimal. After pre-screening, a PPS will not be subject to any further SEA. This stage does not apply to the LDP.

2. Screening

A PPS is screened to determine whether we should be doing an SEA for it. When a plan is likely to have significant (i.e. very bad, damaging, large or long-lasting) effects on the environment, we will do an SEA. If the effect is not significant, no further action is taken.

3. Scoping

At the scoping stage, we produce a report setting out how much information should be in the actual Environmental Report, how we plan to assess the effects of the different aspects of the plan, and how long we will consult with others on the report. We then consult with Key Agencies on the contents of the Scoping Report, and their recommendations help us to improve our approach. In this case, it is clear that the environmental effects of the LDP are likely to be significant, so the SEA process skipped the screening stage and started from the scoping stage.

4. Environmental Report

In the Environmental Report, we assess the effects of a plan on the environment and explain how we could address those effects, through a process called mitigation. We also describe how we will monitor any significant effects of the plan on the environment. In January 2014, we published an *Interim Environmental Report* alongside the Main Issues Report. This assessed the environmental effects of the options and alternatives included in the Main Issues Report. We have now revised and updated this to

take into account the full content and detail of the Proposed LDP, as well as the outcome of public consultation on the interim environmental report. This report is the finalised Environmental Report which goes with the Proposed LDP and Supplementary Guidance.

5. Post-adoption Statement

Once we have taken into account and addressed concerns raised by those we have consulted, we will adopt the plan and tell everyone about the difference the SEA process and the views of those we have consulted have made to the final plan. We do this through a Post-adoption Statement.

Section 3 of the main report shows all of the SEA activities we have carried out to date. It also includes a summary of the comments we have received from other people, and how we have made changes to the report to take these into account.

Description of the Proposed Plan

The Proposed Plan forms Aberdeen City Council's settled view on the content of the next LDP (set to be adopted in 2016).

The existing LDP (2012) allocates land for housing and employment over two phases in line with the Aberdeen City and Shire Structure Plan (2009). The Structure Plan has now been replaced by the Strategic Development Plan (2014), but the amount of land we need to allocate has not changed. Therefore, it is proposed that most of the policies and land allocations included in the 2012 LDP are carried forward into the next Plan.

Section 4 of the main report contains a detailed description of the content of the Proposed Plan, and the different options and alternatives we considered while we were writing it.

Context of the Proposed Plan

To guide and help us deliver what we plan to do in the LDP and other related strategies, like the Local Housing Strategy and the Local Transport Strategy, we have made use of high-level documents and statements. These documents and statements include the Strategic Development Plan vision, Aberdeen City Community Plan and the Aberdeen City and Shire Housing Needs and Demand Assessment.

This Environmental Report covers the key issues, outcomes, topics and processes of the SEA process listed at paragraph 1-9 of Schedule 3 of the 2005 Act. We have used many different documents or pieces of legislation to influence how we have written this strategy, which affects Aberdeen, the North East, Scotland and Europe. These documents cover:

- Climate and water
- Plant and animal life on the land and in the water
- Noise
- Shops and town centres

- Historic and important buildings
- How we use energy
- How we throw away waste
- How we travel, walk and cycle
- Exercise and health

Section 5.1 of the main report contains a list of all the relevant plans, programmes, strategies and policies which have a bearing on the Local Development Plan. **Appendix 1** contains a more detailed description of these.

State of the Environment in Aberdeen

We have collected information on the key characteristics of the environment in Aberdeen and have gathered statistics which give an up-to-date picture of the state of the environment in Aberdeen. We have also identified a number of environmental problems in Aberdeen, what might happen if the LDP did not exist, and what the role of the LDP might be in addressing these problems.

The challenges we must deal with through this Plan:

- We have serious air quality problems in Aberdeen. The increasing number of cars, trucks and vehicles that pass through the City worsens this;
- we burn a lot of fuel to heat our homes and to drive our cars. This is releasing more CO₂ into the air and causing our carbon and ecological footprints to rise;
- future climate change will affect how much water we will have and how stable our soils will be;
- petrol stations, factories, and other industries have all affected how good or bad our soil and water is;
- how we deal with waste also affects our soils, water and climate;
- Aberdeen is rich in cultural heritage and landscape, but the houses we have built in the past are putting pressure on these resources;
- new buildings are putting pressure on animal and plant life (biodiversity);
- when we have good parks or open spaces, people will want to build and live around them;
- increasing house prices and private rents; and
- the make up of the population is an issue that needs to be considered for future development. For example, there are a range of ages living in Aberdeen, but because we are living longer there will be an increased proportion of older people, and there is an increase in people coming to live here from other parts of the UK, Europe and the world.

Section 5.2 and **5.3** of the main report describe the state of the environment in Aberdeen in more detail. **Appendix 2** contains environmental statistics, targets and trends for Aberdeen on a wide range of topics. **Appendix 3** contains map-based information.

Assessment of Environment Effects

The main part of SEA is assessing the effect of the strategy, policies and supplementary guidance on the environment. A summary of our findings can be found in the table below:

SEA Issue	Impact of the Local Development Plan
Air and Climatic factors	We found that the effects of the plan on the environment are mixed (i.e. positive, negative & neutral). Building new homes and workplaces will mean more vehicles on the roads which emit greenhouse gases. On the other hand, the plan also includes policies to help promote sustainable modes of transport such as walking and cycling. Development on existing green space may also increase surface water run-off, and increase vulnerability to flooding.
Water	The overall effects of the plan on water are negative, because all new development requires more water be taken from the River Dee. Some developments also physically impact on watercourses themselves and may result in pollution of streams and burns. On the other hand, the plan includes policies to promote water-saving technologies in buildings.
Soil	When we build houses, shops, places of work and roads, the soil on which we put these buildings up can be damaged. Increased waste will lead to more landfill, which pollutes the soil. However, the development of contaminated sites will benefit soil because it will have to clean up the pollution.
Biodiversity (flora and fauna)	The overall effects of the plan on plants and animals are very negative. Because if we develop 36,000 new houses in Aberdeen, some of these must be on greenfield sites. Development on greenfield sites may destroy the places where plants and animals are found. The River Dee is the home to special fish and animals and development may harm them.
Population and Health	The overall effects of the plan on people are positive, because it provides for attractive, warm and affordable homes in pleasant places for people to live, and also encourages the development of new employment opportunities. However, traffic from new development and other polluting uses make air quality worse and it may have a negative affect on human health.
Cultural Heritage	We found that the effects of the plan on special or old buildings are mixed (i.e. positive, negative & neutral). Policy protects these buildings from damage or loss in all but the most exceptional circumstances, meaning negative effects are likely to be very small. Design policies will help to make the impact small.
Landscape	The overall effects of the plan on our surroundings are mixed, some positive and others negative. Development that can be seen from lots of places can have negative affects on views and scenery.

Material Assets	The overall effect of the plan on the creation of new buildings, facilities, infrastructure and equipment is very good.
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Section 6 of the main report describes in more detail how we approached the assessment of environmental effects. **Appendices 4, 5, 6, 7, 8 and 9** contain summaries of the detailed assessments for each aspect of the plan.

Mitigation Measures

Where an aspect of the plan will have significant negative effects on the environment, we have identified ‘mitigation measures’ to compensate for this. A summary of the broad measures which will be taken to help mitigate the negative (or enhance the positive) effects of the preferred options can be found in the table below:

SEA Issue	Mitigation Measures
Air and Climatic factors	We will seek to enhance (i.e. add value to) the positive impacts as we work with our partners. We will look to reduce car dependence and provide people with choice on how they travel. We will have a mix of houses, jobs, shops and schools close together so that the buildings will not damage our climate and air. We will avoid building on land which floods. We will make sure buildings need less heat and electricity.
Water	We will work with Scottish Water to make sure that the houses built will have sufficient water. We will work with builders to ensure that the buildings will not use too much water. We will require soft structures (called ‘SUDS’) to be built and maintained to manage surface water from the new development. We will make sure that areas which flood when it rains will be avoided or zoned as an open space.
Soil	We will require new developments to clean up harmful pollution where appropriate. We will recycle more waste and reduce waste going to landfill.
Biodiversity (flora and fauna)	When we are building SUDS to take surface water from urban areas, we will make sure that they can encourage biodiversity (i.e. some plant and animal life) to live and grow within the SUDS system. We will also encourage the provision of open spaces, including wildlife areas, in new developments. We will also protect special areas where we find plants and animals (small and large). We will keep areas for animals to move from place to place.
Population and Health	We will encourage the provision of services, jobs, houses and facilities that cater for all sectors of society, old and young. We will avoid building where there are risks to health like areas of bad air quality or smell.
Cultural Heritage	We will look to protect our most valued features wherever possible and encourage good design in new developments so they do not affect the

	setting of existing special buildings.
Landscape	We will look to protect our most valued landscapes and landscape features and encourage good master planning and design. We will not build on the areas that are easily seen from lots of different places.
Material Assets	We will make sure that roads, schools, hospitals, utilities and jobs required for new developments are put in place. We would make sure that the plan supports all of this.

Section 7 of the main report contains a detailed description of the significant negative effects of each aspect of the plan and what mitigation measures we have identified to address them.

Monitoring

We will monitor the significant negative and positive affects of the plan through the monitoring plan that we have set out in the environmental report. We have stated what actions we must carry out, who must carry out each of the actions and when we must carry them out.

Section 8 of the main report contains a detailed description of all the things we will monitor, how we will do this and how often.

How to Comment on the Report

If you would like to express your views on the contents of this Environmental Report, please send written comments to the following address:

By e-mail

LDP@aberdeencity.gov.uk

By post:

Grace Harrison
 Planning Trainee (Local Development Plan)
 Planning and Sustainable Development
 Enterprise Planning and Infrastructure
 Aberdeen City Council
 Marischal College
 Broad Street
 ABERDEEN
 AB10 1AB
 Telephone 01224 523325

The consultation period will begin in February 2015. Please do not send comments until then. More details on the consultation are available on our website www.aberdeencity.gov.uk/localdevelopmentplan.

Environmental Report

1. Introduction

The purpose of the Environmental Report is to address all the effects that the Aberdeen Local Development Plan (LDP) Proposed Plan will have on the environment. The Proposed Plan is the Council's settled view on the content of the next LDP. The report has been written under the Environmental Assessment (Scotland) Act 2005.

The SEA assesses the impact of each of the different aspects of the Proposed Plan, including the overall vision and strategy, land-use policies and specific sites identified for development. It also assesses the reasonable alternatives we considered when we were writing the Proposed Plan. Therefore, the SEA has helped us to make decisions about and improve the content of the Proposed Plan.

In the course of producing an LDP, there is a requirement to publish at least three documents throughout the process. The first stage is the publication of the Main Issues Report, for which we prepared an Interim Environmental Report. The Main Issues Report identified preferred options and alternatives for land allocations and also policy provision to address other planning issues.

Following analysis of comments on the Main Issues Report and Interim Environmental Report, we have prepared the Proposed Plan. For the Proposed Plan, we have revised the Environmental Report. This Environmental Report is structured to follow the format of the Proposed Plan and provide an assessment of its content. The assessment of options and alternatives discussed with Main Issues Report are still contained in this assessment, but the LDP only presents the preferred option. The assessments have been updated from the Interim Environmental Report to take into account comments from the consultation authorities and the public.

- **Section 2** tabulates the key facts about the LDP;
- **Section 3** describes the SEA process to date;
- **Section 4** offers a brief description of the content of the Proposed Plan, including its vision and objectives, policies, site allocations and Supplementary Guidance documents;
- **Section 5** outlines the context for the Plan, including other relevant plans, policies and strategies (PPS) and environmental protection objectives, baseline data describing the current state of the environment and environmental problems in Aberdeen;
- **Section 6** describes the scope and level of the assessment and explains the assessment framework that was used. It also contains an assessment of the cumulative effects of the plan on the environment;
- **Section 7** provides an overview of the mitigation measures proposed to address the negative effects of the plan on the environment;
- **Section 8** sets out how we intend to monitor these effects; and

- **Section 9** sets out the 'next steps' for the SEA process.

The description of relevant PPS, baseline information and assessments for policies, sites and supplementary guidance can be found in **Appendix 1-9**.

2. Key Facts Relating to the LDP Proposed Plan

Table 2a below shows the key facts relating to the Local Development Plan.

Table 2a: Key Facts relating to the Local Development Plan

Name of Responsible Authority	Aberdeen City Council
Title of the PPS	Aberdeen Local Development Plan (Proposed Plan)
What Prompted the PPS	Planning & etc. (Scotland) Act 2006
Subject	Land use and planning policy
Period Covered by the PPS	To 2026
Frequency of Updates	Every five years
Area covered by the PPS	Aberdeen City
Purpose and/or objectives of the PPS	To set the framework for the development of land in Aberdeen City
Contact Point	Grace Harrison Planning Trainee (Local Development Plan) Communities, Housing and Infrastructure Aberdeen City Council Business Hub 4 Marischal College Broad Street Aberdeen AB10 1AB

3. SEA Activities to Date

Table 3a 'SEA Activities to Date' summarises the SEA activities to date in relation to the Environmental Report for the Aberdeen City Local Development Plan Main Issues Report. **Table 3b** 'Comments from Consultation Authorities' shows the comments we received from the Consultation Authorities on the Scoping Report and what we have done to address them.

Table 3a: SEA Activities to Date

SEA Action/Activity	Date	Notes
Scoping the consultation periods and the level of detail to be included in the Environmental Report for the Main Issues Report	Scoping Report May 2013	Feedback from SEPA, SNH and Historic Scotland considered; assessment methodology with objectives and questions implemented.
Environmental baseline established		
Outline and objectives of the PPS	Draft Interim Environmental Report October 2013	
Relationship with other PPS and environmental objectives		
Environmental problems identified		
Assessment of future of area without the PPS		
Alternatives considered		
Environmental assessment methods established		
Selection of PPS alternatives to be included in the environmental assessment		
Identification of environmental problems that may persist after implementation and measures envisaged to prevent, reduce and offset any significant adverse effects		
Monitoring methods proposed		
Preparation and Consultation on the Environmental Report for the Main Issues Report	Main Issues Report Consultation Jan-Mar 2014	Feedback from SEPA, SNH and Historic Scotland considered and taken into account (see Table 3b)
Taking account of the consultation outcome in the revised Environmental Report for the Proposed Plan	Preparation of Proposed Plan and final Environmental Report prepared October 2014	
Agreeing on the alternatives and options to be used in the final environmental report		
Assessing the effects of the LDP, mitigating		

effects, firming monitoring measures and strategic flood risk assessment.		
	Supplementary Guidance and revised final Environmental Report January 2015	Environmental Report will be updated to include assessment of Supplementary Guidance, and any changes as a result of committee.
Public consultation on Proposed Plan, Supplementary Guidance and Environmental Report. Notification/publicity action	Public consultation period planned for Feb 2015	
Examination, Modification and Adoption of LDP 2016, post-adoption statement	Examination of Proposed Plan expected late summer 2015.	

Table 3b: Comments from Key Agencies on Scoping Report

Organisation	Section	Comment	Aberdeen City Council Response
Historic Scotland	Table 5.3 Environmental Problems Relevant to the Local Development Plan	<ul style="list-style-type: none"> Welcome comments made about opportunities for policy enhancement in relation to the historic environment. 	<ul style="list-style-type: none"> Noted. We have now revised and improved the policies that relate to the historic environment. See assessment of policies in Appendix 7.
	Table 6.1 Environmental Objectives and Questions	<ul style="list-style-type: none"> The inclusion of an appropriate objective for the historic environment is welcomed. The assessment questions allow the relative effects of these proposals to be identified. 	<ul style="list-style-type: none"> We have kept the relevant objectives and questions the same.
	Spatial Strategy: Aberdeen Harbour Expansion	<ul style="list-style-type: none"> While noting the negative effect on nearby scheduled monuments and listed buildings, it would be beneficial to point to the need to consider and mitigate this at next (lower) level. 	<ul style="list-style-type: none"> Where a site/proposal has a likely significant negative impact on a scheduled monument or listed building, we will require mitigation at a lower level.
	Spatial Strategy B0308 Prime Four North	<ul style="list-style-type: none"> The consumption dyke mentioned is a scheduled monument and category B listed structure. Consider that the potential negative effect would be significant and development of this site would be undesirable and not supported by Historic Scotland. 	<ul style="list-style-type: none"> Noted. This site has not been identified as an Opportunity Site in the Proposed Plan.
	Nigg Bay Solar Farm	<ul style="list-style-type: none"> There does not appear to be an assessment of this proposal. There are a number of scheduled monuments in the vicinity which need to be considered. 	<ul style="list-style-type: none"> This assessment was omitted from the Interim report in error. This site has now been assessed. See assessment of brownfield sites in Appendix 5.
	Mitigation	<ul style="list-style-type: none"> Welcome the approach of carrying out planning and SEA assessment at the same time. Consider that information already collected may be of benefit to include as mitigation which could inform developer requirements for sites with negative effects. 	<ul style="list-style-type: none"> Noted.
	Monitoring	<ul style="list-style-type: none"> In general, the approach to monitoring the effects of the plan is welcomed. The Buildings at Risk Register is no longer maintained by the Scottish Civic Trust, but by RCHAMS on behalf of Historic Scotland. 	<ul style="list-style-type: none"> We have amended the reference to Scottish Civic Trust to ARCHAMS.
Scottish Natural Heritage	General	<ul style="list-style-type: none"> Appreciate the way the assessment tables have been kept to manageable proportions. 	<ul style="list-style-type: none"> Noted. The approach of presenting assessment summaries is maintained.
		<ul style="list-style-type: none"> Some aspects of the MIR do not appear to have been included in the interim Environmental Report, e.g. the Nigg Solar Farm and proposed new policies. 	<ul style="list-style-type: none"> Assessment of Nigg Solar Farm has been omitted in error. This site has now been assessed. See assessment of brownfield sites in Appendix 5. The new policies had not yet been written and therefore their content could not be fully assessed. They have now been fully assessed for this report. See Appendix 7.

	Mitigation	<ul style="list-style-type: none"> Note that mitigation was only included for significant negative impacts. Recommend that mitigation be identified for other negative impacts. Would also encourage the SEA to seek positive environmental effects from the plan. In this regard, the SEA could make use of the Council's Greenspace Audit. 	<ul style="list-style-type: none"> Disagree with point on mitigation. SEA is only concerned with identifying, assessing and mitigating significant effects. Where other negative effects contribute cumulatively to a significant negative impact, this will be mitigated. However negative effects that are not deemed to be 'significant' do not require to be mitigated. The SEA will be used to help identify areas of positive impact and we will consider how the LDP enhance these. Some enhancement measures are shown in the assessment of policies and sites (Appendix 4-7).
	Table 5.1 Other Relevant Plans, Programmes and Strategies	<p>Suggest the following are added in the relevant categories:</p> <ul style="list-style-type: none"> Climate Change (Scotland) Act 2009 Scotland's Climate Change Adaptation Framework and Sector Plans. Countryside (Scotland) Act 1967 Land Reform (Scotland) Act) 2003 Scottish Biodiversity Strategy Wildlife and Natural Environment (Scotland) Act 2011 Protection of Badgers Act 1992 (as amended) Control of Woodland Removal Policy Page 30: as well as species protected under Schedules 1 (birds) and 5 (animals) of the Wildlife and Countryside Act 1981 as amended, mention should be made of species protected under schedule 8 (plants). Page 30: suggest other environmental protection objectives to include here are: avoid the introduction or spread of non-native invasive species and ensure terrestrial and marine planning are integrated. 	<ul style="list-style-type: none"> We have made all of these suggested additions to the relevant section.
	Table 5.2 Potential Environmental Changes without the LDP	<ul style="list-style-type: none"> Recommend that consideration is given to water quantity (i.e. degree of abstraction to meet need) as well as water quality. 	<ul style="list-style-type: none"> We have updated the relevant table to include reference to water quantity.
	Table 5.3. Environmental Problems Relevant to the LDP	<ul style="list-style-type: none"> Biodiversity: text under 'implications for the LDP' should read: "the LDP should protect biodiversity through minimising the impact on designated sites (including LNCS), protected species, BAP species, and habitats, green spaces and networks". Soil: note that there is no mention of prime quality land or carbon-rich soils. Clarify if these are not significant factors for Aberdeen City. Water: amplify the point on abstraction to include the potential adverse impacts on the River Dee SAC qualifying interests. Landscape: a further implication for the LDP should be that the LDP should safeguard 	<ul style="list-style-type: none"> We have made all of these suggestion amendments to the relevant table. Policy NE8 Natural Heritage has now been updated to protect peat land and carbon-rich soils from development.

		landscape character.	
	Table 6.2 Effect of Plan and Mitigation Measures	<ul style="list-style-type: none"> • Biodiversity: appropriate assessment is not mitigation for the plan itself. Mitigation would be an inclusion of a relevant statement in the plan. • The mitigation measure for water abstraction should be amended to state that new developments should install water-saving technology to minimise abstraction rates. • Bat surveys should only be carried out where there is a sufficient likelihood that bats will be present in accordance with SG. • Plan impact of the harbour – there is also the potential for it to have an adverse impact on extent, quality and use of green space in the vicinity. • Another plan impact should be the impact of development on habitats and species of biodiversity value. • Soil: make reference to the proposed addition of protection for peat soils. Consider a new policy for soil protection in general. • Water: amend to read that water abstraction levels from the Dee need to be agreed between Scottish Water and SEPA (not SNH) • Landscape: ensuring good siting, design and layout is another important mitigation measure to consider. This ties in with the proposal for Design Statements. The EIA should consider appropriate landscape mitigation for the harbour. 	<ul style="list-style-type: none"> • All suggested changes to relevant table made.
	Table 6.3 Monitoring of Plan	<ul style="list-style-type: none"> • The monitoring plan could be refined to give more specific and quantifiable information. Monitoring measures should be more clearly related to the plan impacts. • Biodiversity: how many applications require Species Protection Plans or licensing tests. Also monitoring the effect of the plan on statutory designated sites could be included by reference to SNH Site Condition Monitoring and Sitecheck data. For habitat fragmentation, monitor the number of applications which include land in the GSN and which would result in habitat loss. • Water: volume of water abstracted from the Dee in comparison to the consented CAR limit • Landscape: development approved that is incompatible with present landscape character • Population and Material Assets: add number/length of new and connecting paths created. 	<ul style="list-style-type: none"> • Mitigation and monitoring should be clearly linked. We only need to monitor those indicators which relate to significant effects. • Some of the suggested indicators are not monitored at present and there is limited capacity to do so at present. • Monitoring plan has been updated to include those indicators which are relevant and data is available.
	Appendix 1: Links to other PPS and Environmental Protection Objectives	<ul style="list-style-type: none"> • The same PPS should be added in as noted in comments on Table 5.1. • The 'implication' of the Habitats Directive should include protection of internationally designated nature conservation sites and European Protected Species. 	<ul style="list-style-type: none"> • Table updated to reflect additions to relevant PPS.
	Appendix 2: Baseline Data, Trends and Targets	<ul style="list-style-type: none"> • Biodiversity: part of the baseline for SSSI and SAC can be the condition of qualifying features as found on SNH website. NESBReC, the NBN Gateway and Native Woodland Survey of Scotland are also useful sources of baseline data. 	<ul style="list-style-type: none"> • We have updated Baseline appendix to include condition of qualifying features of SSSIs and River Dee SAC.

		<ul style="list-style-type: none"> Human Health: length of core paths and cycle routes could be added as baseline data 	<ul style="list-style-type: none"> We do not monitor the length or core paths or cycle routes so it has not been included this time. We will look into monitoring this in future.
	Appendix 3 Map Based Information	<ul style="list-style-type: none"> A map of the Green Space Network could be added. More detailed soil maps can be downloaded from the Soil Scotland website. 	<ul style="list-style-type: none"> GSN map added and Soil Scotland maps added. See Appendix 3.
	Appendix 4 Assessment of Greenfield Options <ul style="list-style-type: none"> Generic Greenfield Assessment 	<ul style="list-style-type: none"> Mitigation does not mention that all developments should enhance biodiversity as in Policy NE8 Mitigation does not include provision of means by which public transport and active travel can be utilised. Mitigation does not include scope for a new policy on soil – see DEFRA guidance for example. Amend text to refer to SEPA rather than SNH with regards to water abstraction from the Dee. 	<ul style="list-style-type: none"> The Mitigation section has been updated to include these suggestions, with the exception of soil. Protection for peatland and carbon-rich soils has been made through policy NE8. We consider that a dedicated policy on general soils would not be appropriate for the LDP. Reference to SNH has been amended to SEPA in relation to water abstraction from the River Dee.
	<ul style="list-style-type: none"> New Greenfield Bids 2013 	<ul style="list-style-type: none"> Include mitigation for single minus negative effects as well as double minus Assume mitigation in the table will be carried into developer contribution and LDP text. B0904/B0905 Woodend: no justification or mitigation set out for the loss of ancient woodland. Minimum mitigation would require compensatory planting and prior species survey and protection plan. B0913: see above B0914 Mid Anguston: mitigation required for significant intrusion into the landscape. 051 Nigg Solar Farm: no assessment of this proposal. B0946 Contlaw Road: presence of ancient woodland not mentioned in the SEA assessment – should be under ‘biodiversity’. B0947 Huxterstone: This non-preferred site is not assessed. 	<ul style="list-style-type: none"> Disagree with mitigating all negative effects. SEA is only concerned with identifying, assessing and mitigating significant effects. However, where other negative effects contribute cumulatively to a significant negative impact, this will be mitigated. Suggested mitigation for loss of ancient woodland has been included for B0904/B09005/B0913. Significant intrusion into the landscape has not been identified as an environmental effect for B0914 Mid Anguston. Nigg Solar Farm was omitted in error and has now been assessed in this report. B0947 Huxterstone was assessed under a different site code. This has now been amended to read B0947.
	Appendix 6 Assessment of Main Issues <ul style="list-style-type: none"> Seeming omissions 	<ul style="list-style-type: none"> Proposed new policy zoning for the beach and leisure has not been assessed. All potential new policies in the Monitoring Statement should have been assessed as part of the MIR. Assume potential new SG will be individually screened for SEA Proposals included in Section 5 (transport and education) have not been assessed. AECC site at Bridge of Don could be assessed as part of brownfield preferred options. Nigg Solar Farm is not assessed. 	<ul style="list-style-type: none"> New policy on ‘Beach and Leisure’ had not yet been written at the time of the Interim ER. It has now been fully assessed. See assessment of policies in Appendix 7. Proposed SG will be presented to committee in January 2015 and this report will be updated accordingly.

		<ul style="list-style-type: none"> Facility at Tullos Hill landfill site (generate renewable energy) will also need to be assessed if it is included as an allocation. 	<ul style="list-style-type: none"> The proposal for the new academy is on the existing OP80 site (Calder Park). This has been given a new assessment for a new school. See assessment of greenfield sites in Appendix 4. The Proposed Gypsy and Traveller site at Howes Road has also been fully assessed. Nigg Solar Farm assessment was omitted in error and has now been fully assessed. See assessment of brownfield sites in Appendix 5. There are no proposals for a renewable energy proposal at Tullos Hill – this may be the same as Nigg Solar Farm.
	Other comments	<ul style="list-style-type: none"> Main Issue 6 (Retail Outwith the City Centre) – current approach would seem to be negative for biodiversity rather than neutral. Main Issue 7 (Harbour Expansion) – impacts on recreation should be addressed in the mitigation column. The EIA should address access and recreation. In general the LDP should identify requirements for project-level EIA. 	<ul style="list-style-type: none"> Score changed to negative for biodiversity for current approach to retail outwith the City Centre. Mitigation included that EIA for the new harbour should address access and recreation. In general the LDP does identify requirements for project-level EIA where appropriate.
	Appendix 7 Cumulative Assessment	<ul style="list-style-type: none"> Report identified a significant long-term implications for soil city-wide. Would be helpful to discuss mitigation here, e.g. a new soil policy. Water-saving technologies may not be enough to compensate for the volume of water needed to support the allocations – highlight the importance of water monitoring. Redouble efforts to secure biodiversity enhancements in new development through the incorporation of green infrastructure and applying standards on green space. 	<ul style="list-style-type: none"> Protection for peatland and carbon-rich soils has been made through policy NE8. A dedicated policy on general soils would not be desirable for the LDP.
SEPA	General	<ul style="list-style-type: none"> In general, satisfied that a detailed environmental assessment of the MIR has been carried out and it is clear how this has informed the MIR. 	<ul style="list-style-type: none"> Noted.
	Description of PPS Content of LDP MIR	<ul style="list-style-type: none"> The thirteen Main Issues preferred options and alternative options are clearly set out and assessed and welcome this approach We note that the Vision is carried forward from the SDP which has already been subject to SEA. We accept that all the policies and allocations in the Proposed Plan will be assessed in the finalised Environmental Report. 	<ul style="list-style-type: none"> Noted. All of the policies and allocations have been assessed in this report.
	Plan, Programme or Strategy Context	<ul style="list-style-type: none"> The PPS listed (page 27) provide a good background for the plan-making process. Certain legislation will require to be updated, and new flood maps have now been produced. Pleased to note that a Strategic Flood Risk Assessment has been produced. 	<ul style="list-style-type: none"> List of relevant PPS has been checked and updated with latest legislation.

	Environmental Problems	<ul style="list-style-type: none"> • There are a number of emerging issues it may be appropriate to consider: • Climate change: increasing rainfall levels are having an impact on contaminated surface water run-off. This is particularly relevant for the River Dee Catchment (page 39). • Soils (page 55): all development has the potential to impact on carbon rich soils including peat. We consider that a measurement of sustainable management is the amount of peat generated by a proposed development and the percentage that is identified as 'waste'. • Connection to the public sewer system is an environmental problem due to capacity issues in certain treatment plants and the network. There may also be environmental problems associated with proposals for private foul drainage treatment systems, particularly relevant for the River Dee Catchment (page 39). • Water environment: there is also a potential impact on private water supplies which are groundwater abstractions. • Biodiversity, we consider Invasive Non Native Species, especially waterborne ones, as an environmental problem. 	<ul style="list-style-type: none"> • The Environmental Problems table has been updated to include the suggested issues, with the exception of soil. • Policy NE8 Natural Heritage now includes protection for peatland and carbon rich soils.
	Assessment	<ul style="list-style-type: none"> • Sufficient information and justification is provided in the Interim ER to understand how conclusions were drawn. • There is a change in circumstances for some of the sites and text should be added to the Proposed Plan 2015, for example highlighting the need for flood risk assessments for certain sites. We therefore request that the Finalised Environmental Report includes this and all other updated baseline information in the site assessments (gives list of sites which require FRA). • Recommend a table detailing all site allocations in the Proposed Plan, when they were assessed (e.g. a previous ER, 2013 Interim ER, 2015 Finalised ER) and if assessed in a previous ER that there are no changes in circumstances following your own, ours and other consultees considerations of the MIR site allocations. • The scale of water efficiency technologies envisaged may not be able to compensate for the volume and quality of water resources needed to support the allocations. Water abstraction, especially from the River Dee is already an existing issue and even with water saving technologies any new development will exacerbate this. • We are able to accept the principle of development on flood risk grounds for all the proposed sites and sites to be carried forward. Therefore no mitigation requires to be identified in this regard. • The protection of the marine environment is not identified in the assessment apart from the Aberdeen Harbour extension proposal. 	<ul style="list-style-type: none"> • We have included a column to the site assessments (Appendix 4-6) showing when each site was originally/last assessed and any changes in circumstances since then. • Acceptable levels of water abstraction are agreed between SEPA and Scottish Water. • Note that flooding is not a significant issue for any of the proposed sites or those to be carried forward.
	Mitigation	<ul style="list-style-type: none"> • Welcome the overall approach to mitigation. • Pleased to note that an EIA will be required for Nigg Bay with specific mitigation measures. • Do not consider that SUDS can provide solutions to flood risk issues on sites. Flood Risk Assessment can identify the issues and appropriate mitigation measures. 	<ul style="list-style-type: none"> • For sites where flooding is an issue, (based on advice from SEPA given in response to the Main Issues Report), FRA is shown as a mitigation measure, with the appropriate lower-level mitigation specified.

		<ul style="list-style-type: none"> • We support that any areas identified as being at risk of flooding should be designated as Green Space Network. • We fully support the introduction of a new policy on construction waste. At present we would seek to assess proposals for construction waste management on a development site through the requirement to submit a Construction Environmental Management Plan • No mitigation is identified for damage to soil quality, structure and morphology. Mitigation in the form of a policy or supplementary guidance on development on peatlands may be appropriate. • Mitigation indicates that the Council will liaise with SEPA where there is potential for pollution of the water environment and policies and supplementary guidance on buffer strips will be applied. This may not be sufficient mitigation to prevent pollution and that further supplementary guidance may be required on Construction Environment Management Plans. • Amend reference to SNH to read SEPA in relation to abstraction issues related to the River Dee. All new development will require disposal of foul drainage and that mitigation measures, identified in conjunction with Scottish Water, may be required to address on-going capacity issues. 	<ul style="list-style-type: none"> • Policy NE8 includes reference to a requirement for Construction Environmental Management Plans. • Peatland and carbon-rich soils are protected through policy NE8. • The reference to SNH has been amended to SEPA in relation to abstraction issues.
	Monitoring	<ul style="list-style-type: none"> • Content with monitoring proposals. • It may be more appropriate to monitor impacts of a policy on water usage on the River Dee (page 55) through Scottish Water's abstraction figures and SEPA's monitoring results rather than the Dee Catchment Management Plan. 	<ul style="list-style-type: none"> • Noted. • We have updated the Monitoring Plan to include this new source of information.
Scottish Water	Table 5.1. Other relevant Plans, Programmes and Strategies	<ul style="list-style-type: none"> • Scottish Water's Strategic Asset Capacity Development Plan. This document is published annually so it may be more advisable to state this rather than providing a specific year. • Amend references to SNH to read SEPA in relation to regulating the abstraction levels from the River Dee. 	<ul style="list-style-type: none"> • This document has been included in the list of relevant PPS. • Reference to SNH has been amended to SEPA in relation to abstraction level from River Dee.

4. Description of PPS - Content of LDP Proposed Plan

The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes “an outline of the contents and main objectives of the plan or programme”. The purpose of this section is to explain the nature, contents and timescale of the LDP Proposed Plan.

The LDP is made up of 4 key parts:

1. The Vision;
2. The Spatial Strategy (including site-specific allocations);
3. Land Use Policies; and
4. Supplementary Guidance documents.

The Proposed Plan is the Council’s settled view on the content of the next Local Development Plan. We have already held extensive public engagement with the public and key stakeholders and their responses have helped us to prepare the Proposed Plan. We are holding a further consultation period on the Proposed Plan giving the public and stakeholders the chance to object to anything in it.

It should be noted from the outset that the Strategic Development Plan (2014) does not contain any significant changes to the spatial strategy introduced in the Structure Plan (2009), which the current LDP (adopted February 2012) conforms to. The current LDP takes a long term view to the identification of land for future development, and therefore many aspects are proposed to be ‘carried forward’ into the next LDP with minimal change.

However, there have been changes to the national policy context through the revised Scottish Planning Policy and National Planning Framework 3, so the plan must be updated to reflect these changes. The next plan will also be required to address new and emerging issues that have not previously been considered, or adjust its approach where it is clear that change would be beneficial. Therefore, there are some changes to existing policy as well as some new policies, land allocations and Supplementary Guidance documents.

4.1 Vision and Objectives

The vision for the LDP has been taken from the Structure Plan vision. It states:

“By 2030 Aberdeen City and Shire will be an even more attractive, prosperous and sustainable European city region and an excellent place to 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 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.”

4.2 Spatial Strategy

The Spatial Strategy is the first main section in the LDP. The Spatial Strategy deals with the land use allocations and the way in which these will be delivered. The Spatial Strategy is split into three main areas:

- The city centre;
- Brownfield development; and
- Greenfield development.

The LDP also includes policies dedicated to delivering the Spatial Strategy:

- Land Release and Phasing
- Delivering Mixed Communities

A summary of the preferred and alternative options for the Spatial Strategy is in **Table 4c**. This table presents the elements of the existing LDP which will be carried forward, as well as a description of any changes in italics.

The LDP seeks to identify development allocations to 2035, as required by the Strategic Development Plan, within the city centre, brownfield sites and greenfield sites. **Table 4a** shows these allowances.

Table 4a: Strategic Development Plan 2014 Housing Allowances

Housing Allowances			Strategic Reserve (greenfield only)	Employment Land Allocations	Employment Land Strategic Reserve
	To 2016	2017-2026	2027-2035	LDP allocations to 2026	2027-2035
Brownfield	4,500	3,000	3,000	105 hectares	70 hectares
Greenfield	12,000	5,000	4,000		
Total	16,500	8,000	7,000		

City Centre

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 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. The LDP reinforces the role of the City Centre as a regional centre, and the City Centre is the preferred location for new retail, commercial, leisure and other city centre uses.

Brownfield Development

There is broad support for brownfield development because these sites avoid the need to increase land take for development, they are located in the most sustainable locations and their reuse assists regeneration and supports existing services and facilities. The Proposed Plan identifies brownfield sites to meet the requirements of the Strategic Development Plan allowances for development on brownfield land.

The LDP seeks to deliver at least the first phase of brownfield housing allowances and also identifies some sites to meet the allowances of the second phase. The Proposed Plan includes brownfield opportunities to be 'rolled forward' from the existing LDP, as well as a small number of new opportunities from 2013 development bids (see **Appendix 5**). Some of the new development bids were classed as alternatives because they are constrained by significant planning or environmental factors. Where a site is preferred, but it would likely have a significant negative impact on the environment, mitigation measures have been identified. In addition to the brownfield sites listed in Appendix 5, the LDP also identifies brownfield sites that have been granted planning consent, as development opportunities. Because these sites have existing planning permission it is not necessary to undertake strategic environmental assessment of these sites.

Greenfield Development

Due to the scale of the future development required in Aberdeen City, some development on greenfield sites is accepted as inevitable. The Proposed Plan identifies greenfield sites to meet the requirements of the Strategic Development Plan allowances for housing and employment, as well as some other uses.

These greenfield sites include allocations to be 'rolled forward' from the existing LDP, as well as a small number of new preferred sites from 2013 development bids (**Appendix 4**). The broad geographical distribution of all these sites is shown in **Table 4b**. There is a commitment to the development of sites contained in the 2012 LDP, and in general the alternative options identified in the Main Issues Report would have provided a land supply over and above the Strategic Development Plan requirements.

For this reason, there is no numerical justification to support additional housing or employment allocations on greenfield sites. However, four greenfield sites in Peterculter (Malcolm Road [71 houses], Woodend [19 houses] and Mid Anguston [8 houses]) have been identified as opportunities for housing in the Proposed Plan. We have also identified a new greenfield site for employment uses at the Prime Four business park in Kingswells. The other new greenfield sites have been identified for other uses (e.g. garden centre, respite care home, solar farm). Where a site is preferred, but it would have significant negative impacts on the environment, mitigation measures have been identified.

Table 4b: Geographical Distribution of Greenfield Development

Housing Allowances (units)	To 2016	2017-2023	2024-2030	Total
Bridge of Don/ Grandhome	3,210	2,100	2,300	7,610
Dyce/Bucksburn	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	248	0	775
Loirston and Cove	1,100	400	0	1500
Total	11,834	5,148	3,440	20,422
Structure Plan Allowances	12,000	5,000	4,000	21,000
Employment Land (ha)	2007-2023		2024-2030	Total
Bridge of Don/Grandhome	5		27	32
Dyce/Bucksburn	36		18.5	54.5
Kingswells and Greenferns	74			74
Countesswells	10			10
Deeside	5			5
Loirston and Cove	13		20.5	33.5
Total	130		66.5	196
Strategic Development Plan Allocations	118		70	188

The following policies in the LDP are aimed at delivering the Spatial Strategy:

Land Release Policy and Phasing

The greenfield land allocations have been phased in line with the Strategic Development Plan housing allowances. A significant amount of land has already been released by the existing LDP 2012. The Proposed Plan includes policy to allow the further release of land identified for the period 2017-2026 (the new 'Phase 1'), whilst still safeguarding some land for future growth for the period 2027-2035 (the new 'Phase 2'). Sites released by the 2012 LDP are in various stages of development and those not yet completed will still be carried forward into the LDP. The land release policy has been assessed in Appendix 7 along with the alternative phasing option, which is to release all of the land in Phase 1 and Phase 2 at the same time.

Delivering Mixed Communities

The LDP aims to deliver sustainable development and to assist in meeting this aim, it requires a mix of housing and employment to be delivered on the larger allocations. The alternative to this approach is to do nothing to encourage mixed communities, and simply provide separate allocations for housing and employment.

Table 4c: Spatial Strategy Options

Policy	Options
City Centre	Preferred Option This option promotes the sequential approach to City Centre development, promoting the City Centre as a major regional centre for retail, commercial and leisure development with preference for major retail development in the Retail Core. It gives protection to retail uses on Union Street against change of use, <i>from Huntly Street to Broad Street (north side), and Bon Accord Street to Shiprow (south side) as well as the West End Shops and Cafes area. Future development and regeneration of the City Centre will be proposed through the City Centre Masterplan and Delivery Programme. The implementation will be public-sector led with involvement and support from the private sector.</i>
	Alternative Option 1 (as per Main Issues Report) Prepare a new City Centre Masterplan and Delivery Programme, but leave its implementation entirely to the private sector. No policy protection for the West End shops and cafes area. Remove protection for Class 1 retail on Union Street altogether.
	Alternative Option 2 (as per existing LDP) Keep City Centre policy as per existing 2012 LDP, guided by the existing City Centre Development Framework. Keep the CCBZ boundary as per existing LDP. Keep Union Street Frontages policy as existing.
Greenfield Sites	Preferred Option Identify: a) Existing allocations in the adopted LDP which are proposed to be carried forward into the next LDP. b) A limited number of new greenfield allocations which have been identified from the new Development Bids submitted during the pre-Main Issues Report and Main Issues Report consultations in June 2013 and March 2014 respectively.
	Alternative Option The alternatives are new Development Bids that have been rejected. The SDP does not require us to identify any more greenfield land for housing or employment. It may also be argued that these bids are beyond the capacity of the Strategic Development Plan to deliver in terms of the supporting infrastructure, environmental resources (e.g. water) environmental safeguards, mitigating and monitoring measures. For this reason the allocations are likely to have significant adverse effects on the environment cumulatively.
Brownfield Sites	Preferred Option Identify: a) Existing allocations in the adopted LDP which are proposed to be carried forward into the next LDP. b) A number of new brownfield allocations which have been identified from the new Development Bids submitted during the pre-Main Issues Report and Main Issues Report consultation in June 2013 and March 2014 respectively.
	Alternative Option These are new development bids that have been rejected in 2013 because of their adverse effects on the environment and other planning constraints to their development.
Land Release Policy and Phasing	Preferred Option A significant amount of land has already been released by the existing LDP 2012. The Proposed Plan includes policy to allow the further release of land identified for the period 2017-2026 ('Phase 1'), whilst still safeguarding some land for future growth in the period 2027-2035 ('Phase 2'). Sites released by the 2012 LDP are in various stages of development and those not yet completed will still be carried forward into the LDP. This option is a logical

	continuation of the phasing strategy set by the existing LDP.
	Alternative Option The alternative option is for the Proposed Plan to release all of the land identified for both phases 1 and 2 at the same time.
Delivery of Mixed Communities	Preferred Option The LDP promotes sustainable patterns of development, which can be achieved through a mix of uses to promote walking and cycling and reduce travel between work, home, shopping and leisure. LDP strategy promotes a mix of both housing and employment to be delivered on the larger allocations, along with local facilities.
	Alternative Option The alternative is to allocate separate sites exclusively for housing and employment uses.

4.3 Land Use Policies and Supplementary Guidance

Land use policies play a vital role in the assessment of planning applications and seek to ensure that developments identified in the Spatial Strategy are developed in a way that helps to achieve the vision, and minimise the negative environmental, social and economic impacts. The table below shows each policy section, describing the content of the existing LDP and any changes proposed through the Proposed Plan. It also shows the alternatives that were considered during the Main Issues Report stage.

Table 4d: Land Use Policies & Supplementary Guidance Options

Policy	Options
Infrastructure, Transport & Accessibility	Preferred Option Policy sets out expected developer contributions towards infrastructure requirements. New developments are required to demonstrate that sufficient measures have been taken to minimise traffic generation and promote sustainable and active travel. Land is also safeguarded for identified strategic transport projects. Infrastructure requirements for new developments are based on 8 masterplan zones. The masterplan for each individual area will set out the detailed requirements for developments in the area and the contribution will be commensurate with the scale of the development. <i>This section now includes a presumption against developments which may have a detrimental impact on air quality without mitigation. It also includes new provision on noise impact, to protect the amenity of noise-sensitive developments such as housing. Other policies have been subject to minor wording changes to improve clarity and strength. We have reduced the number of Masterplan Zones from 11 to 8. Three have been removed, because the sites concerned are in single ownership and the required masterplans have been produced. The zones to be removed are: Oldfold, Kingswells and Stonewood. We are retaining Masterplan Zones where sites are in multiple ownerships or masterplans have yet to be produced.</i>
	Alternative Option Keep policy as existing in 2012 LDP. The alternative would be to make the assessment of infrastructure requirements on an application-by-application, ad hoc basis.
Promoting High Quality Design	Preferred Option Design policy states that new development must be of a high quality in terms of architecture and place-making and ensure that it benefits from the appropriate amenity. The policy encourages the retention of traditional granite buildings and ensures designated built heritage is protected from inappropriate development. Proposals must also consider their impact on landscape <i>In addition, policy now requires proposals to demonstrate how they meet the six essential qualities of a successful place. New provision for new big buildings new; other policies subject</i>

	<p><i>to tweaks to widen scope and make stronger. Archaeology SG has now been incorporated into policy. There is a new tall buildings SG, design statements SG and new conservation area appraisals.</i></p> <p>Alternative Option Keep policy as existing in 2012 LDP.</p>
Supporting Business and Industrial Development	<p>Preferred Option Business and Industrial policy sets out what types of uses are appropriate in the different zonings, and seeks to protect the role of the West End as a high status office area. The policy also addresses issues relating to the operation and development of the Harbour and Airport. Pipelines and Major Accident hazards are also covered. <i>In addition, there is now provision for the new harbour development at Nigg Bay, and policy sets out what factors a masterplan for the area should address. Other policies have been subject to minor wording changes to improve clarity and strength.</i></p> <p>Alternative Option 1 (as per Main Issues Report for Aberdeen Harbour Expansion) In the main issues report, we considered intensification of operations on the existing harbour estate as an alternative option.</p> <p>Alternative Option 2 Keep policy as existing in 2012 LDP.</p>
Meeting Housing and Community Needs	<p>Preferred Option LDP policy seeks to meet housing needs and create sustainable communities by setting out requirements for density, mix and affordable housing in new developments. It explains what factors development proposals must consider in residential areas and mixed use areas. Policy provides guidance on Gypsy and Traveller sites and existing and new community facilities. <i>We have included a requirement for one and two-bedroom properties within new large developments to address a growing demand for smaller properties from an ageing population. We have also made affordable housing policy more flexible in order to deliver more affordable housing units.</i></p> <p>Alternative Option 1 (as per Main Issues Report) As per the main issues report, alternative options were to identify specific sites for affordable housing, or allow flexibility for when on-site delivery is required. This would not conform to the SDP. For older people, alternative options include setting a target for a percentage of homes on each site to be suitable for older people and particular needs. However this was considered to be an insufficiently flexible and onerous requirement.</p> <p>Alternative Option 2 Keep policy as existing in 2012 LDP</p>
Supporting Retail Centres	<p>Preferred Option Retail policy outlines the sequential testing approach which will be applied to all retail, commercial and leisure proposals according to the Hierarchy of Retail Centres. It addresses proposals in out-of-town centres, local shops and new development areas. <i>The sequential approach will now be applied to all significant footfall generating uses. The LDP is encouraging new retail development to take place in the city centre and has identified sites in the city centre with potential for retail development. Commercial centres (retail parks) are now protected through the sequential approach. We also now have a strategy for retail development outwith the city centre, and a number of opportunities have been identified to address existing retail deficiencies (as recommended by the Aberdeen City and Shire Retail Study 2013); this includes new retail at Newhills, West Aberdeen/Countesswells and Grandhome.</i></p> <p>Alternative Option 1 (as per Main Issues Report) In the Main Issues Report, for the Retail Strategy, the alternative was as per the preferred option, but if sites could not be identified in the city centre, sites on the edge of the city</p>

	centre would be identified. Note that Denburn and Woolmanhill is no longer a preferred site for retail development.
	Alternative Option 2 Keep policy as existing in 2012 LDP. There is no retail strategy for the city centre or outwith the city centre at present.
Protecting and Enhancing the Natural Environment	Preferred Option This section addresses appropriate uses in the Green Belt, as well as the position on Green Space Network, Urban Green Space and requirements for open space in new development. Other policies seek to protect trees, the coast and natural heritage from inappropriate development. It also addresses flooding and drainage and access and recreation issues. <i>We have made minor updates and wording changes to improve the clarity of the policy.</i>
	Alternative Option 2 Keep policy as existing in 2012 LDP
Using Resources Sustainably	Preferred Option Resources policy relates to the development of mineral resources and also sets out planning policies for new waste management facilities and requirements. It also addresses standards for low and zero carbon buildings and new energy developments for renewable and low carbon energy developments. <i>There is a new requirement to install water-saving technologies. We have also realigned the low and zero carbon policy to take account of national and Strategic Development Plan requirements and to ensure deliverability. We are also promoting new and innovative LZCGT, such as heat networks, through Supplementary Guidance.</i>
	Alternative Option 1 (as per Main Issues Report) In the Main Issues Report we considered higher and lower requirements for LZCGT and water use efficiency, but these were considered to be either undeliverable or not ambitious enough. We also considered requiring developers to connect to the heat network as a condition of planning approval, but this was considered to be an onerous and unnecessary requirement.
	Alternative Option 2 Keep policy as existing in 2012 LDP

5. Context of the Proposed Plan

5.1 Relationship with other PPS and environmental objectives

The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of how the LDP is influenced by with other relevant plans, programmes and strategies (PPS) and how environmental protection objectives have been taken into account in the LDP's preparation. This section covers these issues and describes the policy context within which the LDP operates, and the constraints and targets that this context imposes on the LDP. **Table 5a** lists the relevant PPS to the LDP. **Appendix 1** contains a more detailed analysis of each relevant PPS and its implications for the LDP.

Table 5a: Relevant PPS & environmental protective objectives of the LDP

Name of Plan, Programme, Strategy or Environmental Protection Strategy	
International Level	
Nature Conservation	
	The Habitats Directive 92/43/EEC
	The Birds Directive 2009/147/EC
	EU Biodiversity Strategy to 2020
Water	
	Water Framework Directive 2000/60/EC
	Nitrates Directive 91/676/EC
Waste	
	The Landfill Directive 99/31/EC
	The Waste Framework Directive 2008/98/EC
	Taking Sustainable Use of Resources Forward: A Thematic Strategy on the Prevention and Recycling of Waste (2005)
Climate Change	
	UN Framework Convention on Climate Change
	The Second European Climate Change Programme (launched 2005)
National Level	
Overarching Planning Policy	
	National Planning Framework for Scotland 3 (NPF3) (2014)
	Scottish Planning Policy 2014
Cross- Sectoral	
	Scotland's National Transport Strategy (2006)
	Strategic Transport Projects Review (2009)
	The Government's Economic Strategy (2007)
	Choosing Our Future: Scotland's Sustainable Development Strategy (2005)
	Natural Resource Productivity (2009)
	Getting the best from our land: A land use strategy for Scotland 2011
	Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland

	(2005)
	Countryside (Scotland) Act 1967
	Land Reform (Scotland) Act 2003
Air and Climate Change	
	Scottish Climate Change Delivery Plan (2009)
	UK Air Quality Strategy (2007)
	A Low Carbon Economic Strategy for Scotland (2010)
	Changing Our Ways- Scotland's Climate Change Programme (2006)
	Tomorrow's Climate, Today's Challenge: UK Climate Change Programme (2006)
	Online Renewables Advice (Replaces PAN 45) for specific renewable energy technologies.
	Climate Change (Scotland) Act 2009
	Scotland's Climate Change Adaptation Framework and Sector Plans
Heritage, Design and Regeneration	
	The Scottish Historic Environment Policy (SHEP 2011)
	The Planning (Listed Buildings and Conservation Areas) Act 1997
	Designing Places: A Policy Statement for Scotland (2001)
	Designing Streets: A Policy Statement for Scotland (2010)
	People and Place: A Policy Statement for Scotland (2006)
	Green Infrastructure: Design and Placemaking (2011)
Soil and Landscape	
	The Scottish Soil Framework (2009)
	Scottish Landscape Forum: Scotland's Living Landscape (2007)
Homes, Population and Health	
	Homes Fit for the 21 st Century: The Scottish Government's Strategy and Action Plan for Housing in the Next Decade 2011-2020 (2011)
	All Our Futures: Planning for a Scotland with an Ageing Population (2007)
	Reaching Higher- Building on the Success of Sport 21 (2007) (Scotland's Sport Strategy)
	Let's Make Scotland More Active: A Strategy for Physical Activity (2003)
	Equality Act 2010
	Disability Discrimination Acts 1995 and 2005
	SEPA Report: Incineration of Waste and Reported Human Health Effects
	SEPA Report: The Impact of Health of Emissions to Air from Municipal Waste Incinerators
Natural Conservation	
	Wildlife and Countryside Act 1981 (as amended)
	The Nature Conservation (Scotland) Act 2004
	Scotland's Biodiversity Strategy- It's in your hands (2004)
	The Conservation (Natural Habitats etc.) Regulations 1994 (as amended)
	The Conservation (Natural Habitats) Amendment (Scotland) Regulations 2007
	Making the Links: Greenspace for a more successful and sustainable Scotland (2009)
	Wildlife and Natural Environment (Scotland) Act 2011

	Protection of Badgers Act 1992 (as amended)
	Forestry Commission Control of Woodland Removal Policy
Water	
	Water Environment (Controlled Activities) (Scotland) Regulations 2005
	Water Environment and Water Services (Scotland) Act 2003
	Flood Risk Management (Scotland) Act 2009
	River Basin Management Plan for Scotland (2009)
	Scottish Water Strategic Asset and Capacity Development Plan (2009)
	SEPA Groundwater Protection Policy for Scotland v3: Environmental Policy 19 (SEPA)
	Action Programme for Nitrate Vulnerable Zones (Scotland) Regulations 2008)
	Scottish Water Strategic Asset Capacity Development Plan (annual)
Waste	
	Scotland's Zero Waste Plan (2010)
	SEPA Guidelines for Thermal Treatment of Municipal Waste
Marine and Coastal	
	Scottish Executive Marine and Coastal Strategy (2005)
	Upcoming: Marine (Scotland) Act 2010
	Our Seas- a Shared Resource. High Level Marine Objectives (2009)
Cross- Sector Guidance	
	PAN 60: Planning for Natural Heritage
	PAN 61: Planning and Sustainable Urban Drainage
	PAN 63: Waste Management Planning
	PAN 65: Planning and Open Space
	PAN 75: Transport and Planning
	PAN 76: New Residential Streets
	PAN 77: Designing Safer Places
	PAN 78: Inclusive Design
Regional Level	
Overarching Planning Policy	
	Aberdeen City and Shire Structure Plan 2009
	Aberdeen City and Shire Proposed Strategic Development Plan
Cross- Sectoral	
	Economic Growth Framework for North East Scotland
	The Economic Action Plan for Aberdeen City and Shire 2013-2018
	NESTRANS Regional Transport Strategy 2021 (2008)
Nature Conservation	
	North East of Scotland Local Biodiversity Action Plan
	Forest and Woodland Strategy for Aberdeenshire and Aberdeen
	River Dee Catchment Management Plan (2007)

Local Level	
	Draft Aberdeen Local Housing Strategy 2012-2017
	Aberdeen City Local Transport Strategy
	Aberdeen City Air Quality Action Plan
	Aberdeen Futures- Aberdeen Community Plan
	Aberdeen Forest and Woodland Strategy 2005
	Aberdeen Nature Conservation Strategy 2010-2015
	Open Space Audit and Strategy 2011-2016
	Aberdeen City Core Paths Plan
	Landscape Character Assessment of Aberdeen
	Contaminated Land Strategy
	Aberdeen City Council Waste Strategy

From the analysis of the relevant environmental protection objectives contained in these plans, programmes and strategies, the key points arising from this analysis are that the Local Development Plan should:

- Avoid adverse impacts on both statutory and non-statutory protected sites for natural heritage interests i.e. habitats, species, earth science interests and landscape interests including:
 - Internationally important Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated under the terms of the Conservation Regulations 1994
 - Nationally important Sites of Special Scientific Interest (SSSIs) notified under the terms of the Wildlife and Countryside Act 1981
 - Nationally important areas for landscape and visual amenity e.g. Designed Landscapes
 - Locally important wildlife sites e.g. Local Nature Reserves (LNRs) and Local Nature Conservation Sites.
- Ensure compliance with statutory provisions for statutory protected species and with regional biodiversity plans, including:
 - EPS (e.g. otters and bats), Wildlife and Countryside Act schedule 1 species (e.g. Golden Eagle)
 - Wildlife and Countryside Act schedule 5 species (e.g. Red Squirrel and Water Vole)
 - Species protected under the Wildlife and Countryside Act schedule 5 (plants)
 - the Protection of Badgers Act, and with objectives of North East Scotland Biodiversity Action Plan (e.g. Aspen Hover Fly and Wych Elm)
- Promote biodiversity, maintain and restore natural habitats and habitat networks;
- Maintain and support landscape character and local distinctiveness;
- Promote the provision of access links to adjacent access routes e.g. core path network, or existing footpaths;
- Promote sustainable use of water and mitigate the effects of floods and droughts;
- Support strategies that help to limit or reduce the emissions of greenhouse gases;
- Encourage increased use of renewable energy resources and more efficient use energy and water;
- Support strategies that help to limit or reduce the emissions of pollutants;

- Protect wildlife from disturbance, injury or intentional destruction;
- Promote good design, safe environment, clean environment and good quality services;
- Promote sustainable alternatives to car and reduce congestion and traffic pollution through walking, cycling and the location of sports facilities;
- Promote economic growth, social inclusion, environmental improvement, health and safety;
- Promote strategies that do not degrade the coastal environment;
- Promote the economy, support the community and the public service;
- Set the framework for development consents for major sport facilities development;
- Help to promote, protect and, where appropriate, enhance the historic environment;
- Seek to promote watercourses as valuable landscape features and wildlife habitats;
- Ensure that the water quality and good ecological status of the water framework directive are maintained;
- Avoid introduction or spread of non-native species; and
- Ensure terrestrial and marine spatial planning is integrated.

5.2 Current state of the environment and characteristics of areas likely to be significantly affected

The Environmental Report is required to include a description of the relevant aspects of the current state of the environment. This section describes the environmental context within which the LDP operates and the constraints and targets this imposes on the PPS. A detailed analysis of the environmental baseline indicators for Aberdeen can be found in **Appendix 2**. The analysis of the baseline information indicates that the LDP is likely to have more significant effects on certain areas than others. This is due to the sensitivity of those areas in terms of international, national and local designation. Although other areas may not be designated, the effects on those sites from the plan could be cumulative.

5.3 Environmental problems, likely evolution of the environment without the LDP and possible role of the LDP

The Environmental Report is required to identify the environmental issues, trends or problems in Aberdeen City, the likely evolution of the environment without the LDP, and the potential role of the LDP in addressing these. Environmental problems that affect the PPS were identified through discussions with sustainability officers, sports and culture officers; analysis of baseline data relevant to Aberdeen City and previous SEAs. Some of the problems relating to the City are taken up in the Core Paths Plan, and Aberdeen Local Housing Strategy.

It is important to clarify that this is a review of the extant LDP adopted in February 2012 and that without review the current LDP would remain. With this in mind the likely evolution of the environment without the LDP is likely to focus on anything that is likely to change between the plans. There are also other regional and local PPS, for example the Aberdeen City and Shire Structure Plan 2009, Local Transport Strategy, the Draft Local Housing Strategy and the Core Paths Plan, which will involve physical development which will have environmental consequences; both positive and negative. It is envisaged that future changes to the environment are inevitable due to natural processes, but also due to human

interventions that are unconnected with the LDP. The existing environmental problems described in the previous section would likely persist in the absence of an LDP. **Table 5b** describes the environmental problems in Aberdeen, their likely evolution without the LDP and the possible role of the LDP.

Table 5b: Environmental Problems, evolution without the LDP and role of the LDP.

Environmental Topic	Issues/Trends/Environmental Problems	Likely Evolution without LDP	Possible role of LDP
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> • Potential disturbance to protected species from new development • Potential loss of green space to develop housing and employment areas • Disturbance to species from new development • Potential loss of green linkages and wildlife corridors • Pressure on River Dee SAC • Pressure on SSSIs • Pressure on European Protected Species (bats, badger and otter) • Increase of invasive non-native species, especially waterborne ones. 	The effects on biodiversity predicted due to the plan would not occur, and adverse effects on biodiversity caused by other activities would remain. This includes the loss and fragmentation of habitats caused by unplanned development promoted by the Structure Plan and current Local Plan.	The LDP should protect biodiversity through minimising the impact on designated sites (including LNCS), protected species, BAP species and habitats, green spaces and networks.
Air and Climatic Factors	<ul style="list-style-type: none"> • Temporary release of particulate matter in constructing new development • Substantial energy consumption in new development • Lack of renewable energy use in new developments • Continuing car dependence with high CO2 emissions • Increasing commuter traffic increasing carbon footprint and negatively impacting on air quality • Increasing rainfall levels are having an impact on contaminated surface water run-off • Impact of private water supplies drawn from groundwater 	A lack of development opportunities in the City could force development further away and increase commuting, contributing to greenhouse gases, air quality, air pollution and nuisance. The implementation of other PPS will continue to affect air and climatic factors.	LDP should encourage the use of renewable energy sources and energy efficiency measures in buildings. The implementation of the strategy should minimise car dependence, air pollution and nuisance.
Soil	<ul style="list-style-type: none"> • Impact of run-off from hard surfaces and new development • Soil sealing and compaction arising from new development • Substances used in construction, cleaning and redevelopment could potentially contaminate the soil • Increase in the amount of waste arising from new development • There is only a limited amount of carbon-rich soil in Aberdeen and it is not considered to be a significant environmental factor. 	Impacts on soil, caused by the development of the strategy, may not necessarily occur. Those impacts on soils and agricultural land associated with proposals within other plans and human activities would remain.	<p>LDP should ensure that SUDS are delivered in new development.</p> <p>The implementation of developments should avoid soil contamination. The waste hierarchy should be promoted.</p>
Water	<ul style="list-style-type: none"> • Potential pollution from new developments, especially industrial areas • Impact on qualifying features in River Dee arising from new development, including as a result of water abstraction. • Impact on water-dependent SSSIs such as Corby, Lily and Bishops Lochs and Scotstown Moor • Increased need to abstract water during the construction of, and servicing new development • Flooding events are predicted to increase in frequency and 	Adverse effects on water quality and quantity would remain in the absence of the strategy, although if there is less land release, there would be less pressure for water abstraction. Construction associated with other plans would still occur and agricultural run-off would continue to cause pollution of water bodies.	<p>LDP should minimise water pollution to avoid disturbance to qualifying features of the River Dee.</p> <p>The implementation of the LDP should avoid the risk of flooding.</p> <p>The implementation of the LDP should improve water quality and ensure sustainable use of water</p>

	<p>severity due to the effects of climate change. Consequently, any development below 5m datum is liable to flooding</p> <ul style="list-style-type: none"> • Connection to the public sewer, due to capacity issues at certain Waste Water Treatment Plans and the network. 		The LDP also makes it clear when and how developer contributions will be required towards sewerage infrastructure
Landscape	<ul style="list-style-type: none"> • New development reducing public open space and green space in the city • New development harming the landscape setting of the city • New development harming landscape features • New development resulting in coalescence and urban sprawl 	Impacts on landscape character resulting from the plan may not occur particularly if the implementation is limited to brownfield development. There would be a greater risk of unplanned sporadic development affecting landscape character. Those impacts associated with proposals within other plans and human activities would remain.	<p>The LDP must ensure that playing fields and public open spaces are protected</p> <p>The LDP must take into account landscape setting when setting the allocations</p> <p>The LDP should safeguard landscape character.</p>
Population and Human Health	<ul style="list-style-type: none"> • Development activities around certain parts of the city, declared air quality management areas affecting people's health • Inadequate provision of open space and sporting facilities • Severance of links between residential areas and recreational sites limiting healthy sporting activities • Lack of family housing leading to a decline in the number of younger people • Changing demographics – loss of population and ageing population • Lack of affordable housing 	Without development, the city's population could decline, resulting in falling demand for schools and other facilities	<p>The LDP must recognise air quality management areas</p> <p>LDP should provide adequate sport facilities, open spaces, affordable housing and family housing</p> <p>LDP should take into account the needs of all sectors of society</p>
Cultural Heritage	<ul style="list-style-type: none"> • New development can potentially impact on historical features • Development activities can damage historical features 	The effects on the historic environment resulting from the plan may not occur.	LDP should protect and where appropriate enhance the historical environment. It should manage the conflict between modern requirements and historic buildings
Material Assets	<ul style="list-style-type: none"> • Lack of adequate housing land, employment land and community facilities to meet the needs of people in Aberdeen City. 	Other PPS being implemented in Aberdeen, such as the Aberdeen Housing Strategy, are likely to affect material assets and the soil	LDP should promote the development requirements of the Strategic Development Plan

6. Assessment

6.1 Scoping In of SEA Issues

We scoped in the whole of the LDP, in accordance with Schedule 2 of the Environmental Assessment (Scotland) Act 2005. This was because we knew the LDP is likely to have as significant effect on all the environmental issues.

6.2 Preferred Options and Alternatives

As part of the consultation and background work on the LDP, we considered many different options for the strategic, policy and site-specific aspects of the plan (see **Tables 4c** and **4d** above for a summary of the options we considered). All the preferred options and the alternatives we considered have been subject to an SEA assessment (contained in the Interim Environmental Report) to determine their suitability for the LDP.

6.3 Assessment of Environmental Effects

We have assessed all of the options in the LDP against SEA topics or 'indicators'. We have predicted whether the effects of the LDP will be negative, positive, uncertain, or neutral. We also considered the reversibility or irreversibility of the effects, risks, the duration of the impact (permanent, temporary, long-term, short-term and medium-term) and the cumulative impact (direct, indirect, secondary and synergistic) of the different aspects of the plan working together. Where a strategic option scored badly against SEA indicators, it was rejected unless there are other overriding planning considerations.

SEA and Decision-making

The LDP allocates brownfield and greenfield sites as opportunities for development. The following sections explain the assessment process for the land allocations and how the SEA assessment has informed decision making for the LDP.

Greenfield Options

Overall, there is a requirement to identify greenfield sites to accommodate a significant amount of new homes and employment uses, and there will be an inevitable environmental effect resulting from this. The preferred greenfield site options have been selected as a result of the environmental assessment, planning assessment and public consultation on the Main Issues Report. They fit with the spatial strategy in the Strategic Development Plan and minimise the overall impact on the environment, as informed by the SEA. Where preferred site options result in a likely significant environmental effect, a requirement for mitigation has been highlighted.

We will be carrying forward the greenfield sites allocated in the existing 2012 LDP. The SDP does not require us to identify any further greenfield land for housing or employment uses and the vast majority of new development bids have been identified as alternative based on this justification. In some cases, the alternative sites would have a significant impact on the environment or do not fit with the spatial strategy, or would be beyond the capacity of the SDP to deliver in terms of the supporting infrastructure, environmental resources (e.g. water), environmental safeguards, mitigation and monitoring measures. For this reason the alternative allocations are likely to have significant adverse effects on the environment cumulatively, if allowed.

However, the Main Issues Report identifies a limited number of preferred greenfield options for other uses including a garden centre, a respite care home and a solar farm. The Proposed Plan also identifies one greenfield housing site at Malcolm Road, Peterculter, for the development of around 70 houses on the justification of increasing housing choice in Peterculter and supporting falling school rolls at the Primary School.

Brownfield Options

Many of the brownfield site allocations from the 2012 LDP have been carried forward into the next plan with no change (we have removed those that have been developed, or no longer have a realistic prospect of being so). We have also identified some preferred options from new development bids. There is a broad support in the strategy for brownfield development because these sites avoid the need to increase land take for development and they are located in the most sustainable locations and their reuse assists regeneration and supports existing services and facilities. Identifying new brownfield opportunities for housing, employment or other uses is consistent with the SDP. However, through the SEA assessment process, some brownfield proposals have been identified as having a more significant impact on particular environmental indicators. These have not been taken forward into the LDP. In general however, brownfield development is a more sustainable option than greenfield development, and the Strategic Development Plan Spatial Strategy requires the LDP to identify a significant amount of brownfield land for development. Where a site is preferred, but there are still constraints to its development, mitigation measures have been identified.

Land Use Policy and Supplementary Guidance Options

The LDP contains the policies against which all planning applications will be assessed. Some policies promote development, and some ensure that development takes place in the right way and does not have a negative impact on the environment. As part of the LDP, a suite of Supplementary Guidance (SG) has also been prepared to support the policies in the LDP. The majority of policy in the existing 2012 LDP will be carried forward into the Proposed Plan with only minor changes to provide extra clarification, further detail, corrections or technical updates. Some other policies have been subject to more significant change and there are also a small number of brand new policies. Each individual policy and SG has been fully reassessed for the Proposed Plan.

All of the policies and the SG contained in the Proposed Plan have been assessed against SEA indicators. The SEA process has also been used to refine these policies and supplementary guidance to minimise negative impact on the environment and maximise the positive benefits. The summaries of the assessments of policies and Supplementary Guidance, as well as the alternatives (the MIR alternative options and the existing 2012 policies) are contained in **Appendix 7** and **8**.

Masterplans

The LDP requires masterplans to be produced for the larger development areas. Masterplans will improve the quality of the development, and often play a key role in mitigating the impact of a development on the environment. Many of the sites identified in the Proposed Plan already have adopted masterplans which are subject to individual SEA screening, and any future masterplans or development frameworks produced will also be subject to SEA screening. We have also included an

assessment of the Aberdeen Harbour Development Framework, which was identified as requiring a full assessment after being subject to SEA Screening.

6.4 Framework for assessing environmental effects

Comments from the Consultation Authorities (SNH, SEPA and Historic Scotland) have been taken into account regarding the methods, scope and level of detail in this Environmental Report. To help the assessment process and ensure consistency we set questions based on the SEA topics, the objectives and questions we used are shown in **Table 6a**.

Table 6a: Environmental Objectives and Questions

SEA Topic	Objective	Will the Aberdeen Local Development Plan...?
Biodiversity (flora and fauna)	<p>Conserve, protect and enhance the diversity of species and habitats and natural heritage of Aberdeen.</p> <p>Maintain and enhance the populations of protected species, including European Protected Species, including protection of their resting places or roosts.</p> <p>Maintain or enhance existing green networks and improve connectivity/function and create new links where needed.</p>	<p>Protect, provide and improve habitats to enhance biodiversity?</p> <p>Affect the conservation objectives of any international, national or locally designated site?</p> <p>Result in any negative impacts or place pressure on the conservation objectives of the River Dee SAC?</p> <p>Affect populations of any protected species, their habitats and resting places or roosts?</p> <p>(Protected species include Otters, Bats, Red Squirrels, water Vole, Badgers and species in the North East Scotland Biodiversity Action Plan)</p> <p>Result in or provide opportunity for enhancement and expansion of green networks?</p> <p>Avoid habitat fragmentation and enhance habitat connectivity?</p> <p>Protect and enhance areas of existing trees, woodland and hedges?</p> <p>Seek to promote watercourses as valuable landscape features and wildlife habitats?</p>
Air	Limit or reduce the emissions of air-borne pollutants	<p>Result in the temporary release of particulate matter in constructing new development?</p> <p>Increase vehicle traffic increasing carbon footprint and negatively impacting on air quality?</p> <p>Impact on or be affected by the Air Quality Management Areas?</p>
Climatic factors	<p>Limit or reduce the emissions of greenhouse gases and promote the production of renewable energy</p> <p>Reduce vulnerability to the effects of climate change on flood risk</p>	<p>Promote sustainable and active travel, reducing congestion and traffic pollution by promoting alternative to cars through walking, cycling and the location of facilities?</p> <p>Significantly increase energy consumption?</p> <p>Promote the use of renewable energy and the efficient use of energy and water?</p> <p>Result in the development of peat rich soils?</p> <p>Increase the area at risk from flooding, or result in increased flooding in other areas?</p>

Soil	<p>Reduce contamination, safeguard soil quantity and quality</p> <p>Minimise waste production and amount of waste sent to landfill</p>	<p>Cause soil sealing and compaction?</p> <p>Result in the release of substances during construction, cleaning or redevelopment that could potentially contaminate the soil?</p> <p>Ensure that possible contamination will be properly remediated and not impact upon sensitive receptors such as human health or the water environment?</p> <p>Increase in the amount of waste produced?</p>
Water	<p>Promote sustainable use of water and mitigate the effects of floods and droughts</p> <p>Ensure that the water quality and good ecological status of the water framework directive are maintained.</p> <p>Maintain water abstraction, run-off and recharge within carrying capacity</p>	<p>Increase the need to abstract water during the construction of, and servicing new development?</p> <p>Increase the area at risk from flooding, or result in increased flooding in other areas?</p> <p>Increase the area vulnerable to the effects of changes in climate, including increased rainfall and extreme weather events?</p> <p>Result in the release of water-borne pollution into watercourses, groundwater or reservoirs?</p> <p>Increase the amount of surface water run-off into water bodies?</p> <p>Increase development that physically impacts on a watercourse or the coastline?</p> <p>Allow or encourage connection to the public sewerage system?</p> <p>Locate development in areas at risk from flooding?</p> <p>Ensure adequate space is provided for surface water drainage including SUDS to be implemented?</p>
Landscape	<p>Maintain and support landscape character and local distinctiveness.</p>	<p>Reduce public open space and green space in the City?</p> <p>Detract from or harm the landscape setting of the city?</p> <p>Impact on any landscape or geological features?</p> <p>Result in coalescence of settlements or urban sprawl?</p> <p>Degrade the coastal environment?</p>
Population	<p>Promote economic growth, social inclusion, environmental improvement, health and safety;</p>	<p>Provide a range of house types and sizes to support identified population needs?</p> <p>Support an aging population by providing appropriate type and location of housing, facilities and public transport?</p> <p>Deliver affordable housing?</p>
Human Health	<p>Protect and enhance human health</p> <p>Retain and improve quality, quantity and connectivity of publicly accessible open space</p>	<p>Allow development activities around certain parts of the City declared air quality management areas, affecting people's health?</p> <p>Improve and make provision of open space and sporting facilities?</p> <p>Result in the severance of links between residential areas and recreational sites, limiting healthy sporting activities?</p>
Cultural Heritage	<p>Promote protect and, where appropriate, enhance the historic</p>	<p>Conserve and enhance historic buildings, archaeological sites, conservation areas?</p>

	environment	Impact on the landscape setting of Aberdeen or any historic features or sites?
Material Assets	<p>Promote good design, safe environment, clean environment and good quality services</p> <p>Protect and enhance outdoor access opportunities and access rights</p>	<p>Provide adequate housing land, employment land and community facilities to meet the needs of people in Aberdeen City?</p> <p>Allow for the sustainable use of resources including waste and energy?</p> <p>Promote more sustainable waste facilities to divert it away from landfill?</p> <p>Provide suitable infrastructure: transport, education, health, water, waste management, sports, business, flood prevention and regeneration programmes?</p> <p>Ensure adequate space for kerbside collection or recycling facilities in new development?</p> <p>Promote the provision of safe pedestrian access links?</p> <p>Provide improved access to natural and built assets?</p> <p>Remove or sever any core path or right of way?</p>

Note on the assessment of flood risk

We frequently refer to the flood hazard maps produced by SEPA to assess likely flood risk on a site. During 2014, new flood maps were produced by SEPA, creating a need to reassess all of our sites for flood risk in light of the new information. This work was undertaken by SEPA and their advice was outlined in their formal response to the Main Issues Report. The new maps provide a useful indication of areas which may be susceptible to flooding, allowing us to indicate where a more detailed assessment of flood risk is required. However they cannot guarantee accuracy or certainty that a property will flood.

SEPA has not objected to the principle of development on any of our preferred options. However, on SEPA's advice a number of sites have been identified as being potentially at risk and will therefore require a Flood Risk Assessment as part of a future planning application. These are identified in the site assessments (**Appendices 4 and 5**) as well as the mitigation measures (**Table 7a**).

6.5 Cumulative Effect Assessment

We have assessed the likely significant effects that all the components of the plan will have on the environment, when taken together, including secondary, cumulative, and synergistic effects, as required by Schedule 3 of the Environmental Assessment (Scotland) Act 2005.

In the cumulative effects assessment, we have assessed direct/indirect/secondary, time crowding, time lag, space crowding, cross-boundary, nibbling and synergistic effects. This is presented in **Appendix 9**. The key points of the cumulative assessment are:

- Impacts on short-term air quality;
- Long-term irreversible impacts on biodiversity as a result of significant greenfield development;

- Mixed impact on climate as development will increase use of resources, but new developments will be more efficient;
- New development will impact negatively on water quality and will increase water abstraction;
- Negative impacts on landscape as a result of significant greenfield development;
- Mixed impacts on cultural heritage as a result of development and the policies to protect the historic and cultural environment contained in the plan; and
- Development will result in long term positive effects on population, human health and material assets

7. Mitigation Measures

The SEA Directive requires that through mitigation measures, recommendations will be made to prevent, reduce or compensate for the significant negative effects of implementing the strategy. The proposed framework to be adopted to mitigate common significant environmental effects is **Table 7a**. The individual assessments of the sites, policies and supplementary guidance also describe case-specific mitigation measures where relevant. Site-specific mitigation measures for individual sites have also been included as an appendix to the LDP to ensure they are taken account of in lower-level decisions on planning applications.

Table 7a: Significant Effects of Plan and Mitigation Measures

Plan Impact (++/--)	Mitigation/Enhancement Measures	When should mitigation be considered?	Who is responsible for undertaking the mitigation?
General			
Owing to the very significant scale of development on both greenfield and brownfield sites released and supported by this plan, there is likely to be a very significant impact on all of the indicators.	<ul style="list-style-type: none"> The LDP ensures that development is phased in accordance with policies LR1 and LR2 Land Release, so the effects of development can be managed over time. Development is also programmed, for example through masterplanning, to ensure development does not proceed unless required infrastructure is in place. 		
Biodiversity			
<p>Impact on Natura 2000 sites</p> <p>Development may have a negative impact on the qualifying interests of a Natura 2000 site, including the River Dee SAC but also the Moray Firth SAC, Ythan Estuary, Sans of Forvie & Meikle Loch and Loch of Skene. Development sites, especially greenfield sites that are on a direct pathway to the site (e.g. a tributary) may have a negative impact on the conservation objectives and biodiversity of the site due to pathway effects of pollution (--).</p> <p>Greenfield development across the whole city will increase demand for water which is likely to be abstracted from the River Dee, which may have effects on the conservation objectives of the SAC (- -)</p>	<ul style="list-style-type: none"> LDP Policy NE8 Natural Heritage includes a statement requiring an HRA Appropriate Assessment where a proposal is likely to affect Natura 2000 sites. Where necessary, each Appropriate Assessment will outline site specific mitigation measures. Appropriate Assessment will also trigger a requirement for EIA to further address any negative impacts arising from a specific project. Policy NE8 also allows for Construction Environmental Management Plans to be required, to address the environmental impact of construction on the environment. LDP Policy R7 Low and Zero Carbon Buildings and Water Efficiency requires all new developments to install water saving technologies to help minimise abstraction from the River Dee which will help to minimise any negative effects. <p><i>These measures are consistent with the mitigation identified by the SDP (EIA and HRA will be required through policy and conditions as appropriate). Anything that talks about this in the SDP.</i></p>	<p>When producing LDP policy and Supplementary Guidance</p> <p>Through the Development Management process, including EIA and HRA as appropriate</p> <p>HRA of the LDP</p> <p>Masterplanning</p>	<p>LDP Team</p> <p>Environmental Planners</p> <p>Development Management Team</p> <p>Developers</p> <p>Masterplanning team</p>
Impact Designated Sites and Protected Species	<ul style="list-style-type: none"> LDP Policy NE8 Natural Heritage requires an ecological assessment to be completed where a 		

Development is likely to have a negative effect on any designated nature conservation sites or populations of protected species which may be present, and their habitats and resting places (- -).	<p>development is likely to affect a designated site or a protected species. Where necessary, ecological assessments will identify specific mitigation measures.</p> <ul style="list-style-type: none"> • Bat surveys will also be required where there is a sufficient likelihood that bats will be present, in accordance with relevant Supplementary Guidance. • Policy NE8 of the LDP also states that all developments should seek to enhance biodiversity in general. • Appropriate buffer zones are also required to be incorporated into major transport projects, for example new roads. <p><i>These measures are consistent with the mitigation identified by the SDP (LDP will have policies protecting the natural environment).</i></p>		
<p>Severance of Habitat Networks</p> <p>In developing some sites, particularly greenfield sites, barriers to species movement will be created and existing habitat networks lost, resulting in habitat fragmentation (--)</p> <p>However, the masterplanning and development of greenfield sites provides an opportunity to enhance green networks and habitat networks where these were previously absent or poor quality. This may also be especially the case for brownfield sites (++)</p>	<ul style="list-style-type: none"> • The LDP identifies and protects a large network of Green Space Network, comprising sites of important natural habitat and links between these. • LDP Policy NE1 Green Space Network states that masterplanning of new developments will determine the location, configuration and extent of GSN in these areas, which provide connection between habitats. GSN policy will be applied so that proposals ensure habitat links are maintained and enhanced. <p><i>These measures are consistent with the mitigation identified by the SDP (LDP will consider the need to protect or enhance existing green networks).</i></p>		
<p>Impact on Watercourses and Waterbodies</p> <p>Where watercourses are present on a site, proposals may physically impact upon the channels and result in the release of waterborne pollution, which may affect biodiversity and water quality (- -)</p>	<ul style="list-style-type: none"> • LDP Policy NE6 Flooding, Water Quality & Drainage states that watercourses will be maintained as naturalised channels with riparian buffer strips, and not subject to excessive engineering work or unnecessary culverting. • Policy NE6 also states that where there are existing culverts, opportunities to reinstate them as open watercourses will be explored, which would enhance their biodiversity value. 		
<p>Impact on Trees and Woodlands</p> <p>Development of greenfield areas may result in the loss of trees or woodland, including ancient woodland, woodlands of particular biodiversity importance and hedgerows (- -).</p>	<ul style="list-style-type: none"> • Some trees and woodlands are protected by law (TPO, Conservation Areas) and the LDP policies reflect and support our statutory duties. • Important areas of woodland are zoned as NE1 Green Space Network. • LDP Policy NE5 Trees & Woodlands states a policy presumption against all development that will lead to the loss or damage of established trees and woodland, including ancient woodland. • Policy NE5 also requires a Tree Protection Plan to be agreed before development commences to ensure no damage is inflicted against established trees. 		

<p>Nigg Bay</p> <p>The development of a new harbour at Nigg Bay will have a significant permanent impact on part of the Balnagask to Cove Local Nature Conservation Site. Part of the bay is also a Site of Special Scientific Interest, mainly due to its geological interest, although the built proposals do not include this area. Building and dredging operations could affect bottlenose dolphins and Atlantic salmon, which are qualifying species for the Moray Firth SAC and the River Dee SAC respectively. There is also the potential for development to have an adverse impact on the extent, quality and use of green space in the vicinity. There may also be an impact on habitats and species of biodiversity value (- -)</p>	<ul style="list-style-type: none"> • A masterplan will be prepared for the harbour development, as well as Development Framework for the wider area. This is likely to address opportunities to open space and green networks, amongst other things. • LDP Policy NE8 Natural Heritage includes a statement requiring a HRA Appropriate Assessment where a proposal is likely to affect Natura 2000 sites. Where necessary, each Appropriate Assessment will outline site specific mitigation measures. • Appropriate Assessment will also trigger a requirement for EIA to further address any negative impacts arising from a specific project. • Policy NE8 also allows for Construction Environmental Management Plans to be required, to address the environmental impact of construction on the environment. 		
Air			
<p>Air Pollution</p> <p>Development of a greenfield site is likely to increase traffic into the built up area and therefore have a long term impact negatively on air quality through vehicle emissions.</p> <p>Additional traffic generated by new development, especially in the city centre or at the harbour, may have a negative impact on existing Air Quality Management Areas, where present which may lead to the AQMA being extended. (- -)</p>	<ul style="list-style-type: none"> • LDP Policy T4 Air Quality states that planning applications which have the potential to have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants can be agreed. • The LDP also includes policy on promoting sustainable and active travel, including public transport provision, and walking and cycling routes which will reduce the level of air-polluting vehicles on the roads. • Developer contributions will be sought towards public transport and roads infrastructure improvements to help mitigate the traffic impact of development, such as congestion, as outlined in Supplementary Guidance. • A Sustainable Urban Mobility Plan is also being prepared for the City Centre to promote more sustainable modes of transport, reduce congestion and improve air quality in the City Centre. This will be delivered through the City Centre Masterplan and Delivery Programme. 	<p>When producing LDP policy and Supplementary Guidance;</p> <p>Through the DM and Planning Agreements processes;</p> <p>Master Planning;</p> <p>When producing the Local Transport Strategy, SUMP</p>	<p>LDP Team</p> <p>Development Management Team</p> <p>Transport Team</p> <p>Developers</p> <p>City Centre Masterplan and Delivery Programme team</p>
Climatic Factors			
<p>Increased resource use</p> <p>The operation and management of new buildings will also increase resource use and energy consumption, although may also promote renewable energy and efficient use of energy and water. The cumulative impact is significant considering the allocations that are promoted are both greenfield and brownfield.</p>	<ul style="list-style-type: none"> • LDP Policy R7 Low and Zero Carbon Buildings and Water Efficiency requires all new buildings to install LZCGT to reduce predicted carbon dioxide emissions by 20% below 2007 building standards. • Policy R7 also requires all new buildings to use water-saving technologies and techniques. 	<p>When producing LDP policy and Supplementary Guidance;</p> <p>Through the DM and Planning Agreements</p>	<p>LDP Team</p> <p>Development Management Team</p> <p>Transport Team</p>

		processes	Developers
<p>Flood Risk</p> <p>There are areas around Aberdeen that are at risk from flooding and there are smaller watercourses that could result in a flood risk. As more land is developed in Aberdeen, there is greater pressure to build on sites that may be affected by flooding. Development in these areas will increase vulnerability to climate change and will reduce ability to introduce flood prevention measures, particularly upstream.</p> <p>Sites close to areas currently identified as being at risk of flooding on SEPA's flood maps may be vulnerable to the effects of future changes in climate, for example increased rainfall or more extreme weather events.</p>	<ul style="list-style-type: none"> Development will not be permitted in areas at risk of flooding or where it would increase the risk of flooding elsewhere, as informed by advice from SEPA and the Strategic Flood Risk Assessment. Through the masterplanning and Development Management process, any parts of sites at risk of flooding will be protected through Green Space Network designation. Watercourses will also be maintained as naturalised channels with riparian buffer strips. LDP Policy NE6 Flooding, Drainage and Water quality requires Flood Risk Assessment and Drainage Impact Assessment, to help planning officers assess flood risk and which will identify mitigation measures as appropriate. LDP Supplementary Guidance will identify and protect land for Regional SuDS, which will take the form of catchment-scale upstream storage to help protect against flooding downstream and reduce flood risk for the city centre. <p><i>These measures are consistent with the mitigation identified in the SDP (LDP should have policies on flooding and drainage and SG on SUDS, DIA and Buffer Strips)</i></p>	<p>Master Planning</p> <p>Through the production of Local Transport Strategy, SUMP.</p>	<p>Building Standards</p> <p>Flood Team</p>
<p>Increased Surface Water Run-off</p> <p>Development on green space may also increase surface water run-off, and increase vulnerability to flooding.</p>	<ul style="list-style-type: none"> LDP Policy NE6 Flooding, Drainage and Water Quality requires Drainage Impact Assessment to be submitted for proposals of 5 or more homes or over 250m2 non-residential floorspace. Policy NE6 also requires SuDS to be incorporated into all new development to help manage surface water run-off sustainably, helping to reduce the impact of new development on flood risk. 		
<p>Increased Greenhouse Gas Emissions</p> <p>The scale of the housing and employment proposals in the LDP are likely to lead to an increase in traffic movements, which will result in increased greenhouse gas emissions. The cumulative impact is significant considering the allocations that are promoted are both greenfield and brownfield.</p>	<ul style="list-style-type: none"> LDP Policy T3 Sustainable and Active Travel helps to encourage modal shift away from private car transport, by requiring that new developments are accessible by walking, cycling and public transport. Policy LR2 Mixed Communities also aims to deliver mixed communities where people can live, work and access shopping and services within their communities, reducing the need to travel long distances. Policy H3 Density also requires a minimum of 30 dwellings per hectare, in the interests of efficient use of land and reducing urban sprawl, helping to reduce the need to travel. <p><i>These measures are consistent with the mitigation identified in the SDP (LDP will work to ensure sustainable mixed communities and higher densities).</i></p>		
<p>Promotion of Renewable Energy Developments</p> <p>Some developments and policies, e.g. Ness Solar Farm, will directly promote the generation and use of renewable energy, thus significantly reducing the climatic impact of greenhouse gases and other</p>	<ul style="list-style-type: none"> The LDP supports the development of renewable heat and energy-generating facilities in principle (see Policy R8 Renewable and Low Carbon Energy Developments). Policy R5 also supports the principle of Energy from Waste Developments which reduces the amount of waste going to landfill, reducing methane emissions. OP Site has been identified and will be safeguarded specifically for Energy from Waste. 		

pollutants. Others direct waste away from landfill, reducing methane emissions (++)	<ul style="list-style-type: none"> OP Site has been identified and will be safeguarded specifically for a solar energy facility. The Aberdeen Heat Network will also be promoted through Supplementary Guidance, to encourage the most efficient use of energy. 		
Soil			
<p>Ground Contamination</p> <p>However, certain types of polluting development may also result in the release of substances during construction that could potentially contaminate the soil (--)</p> <p>Use of and spills of chemicals at the proposed Ness Solar Farm present the risk of contamination. There may also be contamination risks associated with development on the former landfill site (--)</p> <p>Redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development, where a site is severely contaminated (++)</p>	<ul style="list-style-type: none"> LDP Policy R2 Degraded and Contaminated Land states that all land which is degraded or contaminated will be restored or remediated to a level suitable for its proposed use. Where contamination is suspected, a site investigation will be carried out and any contamination remediated as appropriate. With regards to Ness Solar Farm and any future development on the landfill site, these facilities will be subject to strict environmental health/building standards regulations; therefore this is not a matter for planning. 	Through the Development Management process	Development Management Team
		EIA and other investigations required as appropriate	Contaminated Land Officer
			Developers
<p>Waste directed from landfill</p> <p>More development will also lead to increased waste generation (including construction waste), some of which is likely to be sent to landfill which pollutes the soil (-)</p> <p>Some developments will promote modern waste management facilities which will direct waste away from landfill, which will have a long-term positive effect on soil quality in these areas (++)</p>	<ul style="list-style-type: none"> The next LDP identifies sites for modern waste management facilities, which have been identified as necessary by the Council to deal efficiently with Aberdeen's waste. LDP Policy R6 Waste Management Requirements for New Development requires the provision of recycling facilities to help reduce waste going to landfill. Site Waste Management Plans may also be required to demonstrate recycling and reuse of materials. <p><i>This measure is consistent with mitigation identified in the SDP (LDP will have a spatial framework for new waste facilities, and should have policies to make use of construction waste).</i></p>		
<p>Peat Soils</p> <p>It is possible that some development may take place on peat soils, even though these are very limited in extent in Aberdeen. This would have the negative effect of releasing greenhouse gas into the atmosphere.</p>	<ul style="list-style-type: none"> LDP Policy NE8 Natural Heritage states that development will not be permitted if it would result in the development of peatland or carbon-rich soils. 		

<p>Soil Sealing, Compaction and Erosion</p> <p>Very large developments, including tall and bulky buildings, will have a significant impact on soil sealing, erosion and compaction; some large developments also require significant underground infrastructure (--)</p>	<ul style="list-style-type: none"> Specific policies on tall and bulky buildings direct these types of development to the most appropriate city centre locations, which are likely to be brownfield sites. LDP policies on waste, and policy which requires Construction Environmental Management Plans to be submitted with planning applications will also help to mitigate any impact on soil. 		
Water			
<p>Pollution of Watercourses</p> <p>The development of a greenfield site is likely to release water borne pollution into watercourses, groundwater and reservoirs, particularly during the construction phase, if present (-).</p> <p>Sites at risk of flooding will have a negative effect on water quality in the event of a flood (--)</p>	<ul style="list-style-type: none"> The Council will liaise with SEPA where there is the potential for the pollution of the water environment. LDP Policy NE8 Natural Heritage requires watercourses to be maintained as naturalised channels, and for riparian buffer strips to help protect watercourses from pollution. LDP Policy NE6 Flooding, Drainage and Water Quality also states that drainage solutions on all sites must be the most appropriate in terms of SuDS, which are highly beneficial to water quality. <p><i>This measure is consistent with the mitigation identified by the SDP (future plans should have policies to improve the ecological status of water).</i></p>	<p>When producing LDP policy and Supplementary Guidance</p> <p>Through the DM and Planning Agreements processes</p> <p>Master Planning</p>	<p>LDP Team</p> <p>Development Management Team</p> <p>Transport Team</p> <p>Developers</p> <p>Building Standards</p> <p>Flood Team</p> <p>SEPA</p>
<p>Physical Impact on Watercourses & Coastline</p> <p>In some instances watercourses or coastlines may be physically impacted through the development of a site; this is highlighted in the general assessments (--).</p> <p>Aberdeen Harbour expansion will have an impact on the local coastal water environment.</p>	<ul style="list-style-type: none"> LDP Policy NE6 Flooding, Drainage and Water Quality includes a presumption against excessive engineering or culverting of watercourses, with natural treatment wherever possible. There is also a presumption against developments which would require new or strengthened flood defences. The LDP also includes two zonings for the coast, developed and undeveloped, with a presumption against new development in the undeveloped coast. 		
<p>Water Abstraction from the Dee</p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SEPA (-)</p>	<ul style="list-style-type: none"> Acceptable rates of water abstraction from the Dee are agreed between SEPA and Scottish Water. LDP Policy R7 states that all new development is required to install or utilise water saving technologies or techniques to help minimise the requirement for water abstraction to serve the city. 		
Landscape			
<p>Intrusion onto landscape setting of the city</p> <p>It is likely that development of a general greenfield site, especially for very large structures or those in prominent locations within the context of the whole city, will have a permanent and negative affect on the landscape setting of the city or would negatively effect the aspect from local beauty spots (--).</p>	<ul style="list-style-type: none"> Landscape impact will be mitigated through screening or sensitive siting, design and layout of buildings within the site. Policy D2 Landscape requires new development to have a strong landscape framework which improves and enhances the setting and visual impact of the development. Projects may also be presented to the Design Review Panel, where a panel of independent design experts may provide advice on landscape impact and other design issues. 	<p>When producing LDP policy and Supplementary Guidance</p> <p>Through the DM Process</p>	<p>LDP Team</p> <p>Master planning, Design and Conservation Team</p>

<p>Impact on landscape features</p> <p>Greenfield development is likely to have a negative effect on any particularly important landscape features, setting and character present including any geological features which may be present (--)</p>	<ul style="list-style-type: none"> LDP Policy D2 Landscape requires development to be informed by existing landscape character and existing features to sustain local diversity and distinctiveness, including natural and built features such as existing boundary walls, hedges, copses and features of interest. 	<p>Liaison with Conservation Officer</p> <p>Master planning Process</p>	
<p>Coalescence and urban sprawl</p> <p>In general greenfield development has the potential to result in coalescence of settlements and/or urban sprawl (--)</p>	<ul style="list-style-type: none"> LDP Policy NE2 Green Belt exists to protect areas of open and green space around Aberdeen and settlements around the city to protect against gradual infilling, coalescence and sprawl. Several LDP policies, including LR2 Mixed Communities and H2 Density also aim to promote communities where people can live, work, shop and access services, discouraging sprawling single-use developments. 		
<p>Restoration of derelict sites</p> <p>Redevelopment of brownfield sites that were previously derelict or poor quality is likely to have a significant positive effect if development is sensitive and of high quality design (++)</p>	<ul style="list-style-type: none"> The principle of brownfield redevelopment is strongly encouraged by the LDP Spatial Strategy. LDP Policy R2 Degraded and Contaminated Land requires that all land that is degraded, including visually, is restored or remediated to a level suitable for its proposed use. 		
Population			
<p>Affordable Housing and Housing Choice</p> <p>LDP has the potential to impact positively on population by providing affordable housing and greater choice of housing types and sizes, as well as employment opportunities and community facilities (++)). Some sites also include affordable housing contributions that are in excess of the 25% requirement or are affordable in their entirety (++)</p>	<ul style="list-style-type: none"> LDP Policy H2 Mixed Use Areas requires larger developments to accommodate an appropriate mix of house types and sizes to provide choice and flexibility in meeting needs and demands. LDP Policy H5 Affordable Housing requires the equivalent of 25% affordable housing in every new development. The new LDP increases flexibility in how these are delivered, to ensure greater overall delivery. Some of the housing sites in the LDP have been identified by ACC's Strategic Infrastructure Plan for the development of affordable homes. 	<p>When producing LDP policy and Supplementary Guidance</p> <p>Through the DM process and Planning Agreements Process</p>	<p>LDP, DM and Planning Agreements teams</p> <p>Environmental Policy Team</p>
<p>Supporting Regeneration</p> <p>Redevelopment of certain sites will support regeneration of Regeneration Areas, including Tillydrone, Northfield and Torry (++)</p>			
<p>Meeting Retail Needs</p> <p>The plan also identifies sites specifically for retail use to help meet the additional floorspace needs identified by the Aberdeen City and Shire Retail Study 2013 (++)</p>			
<p>Facilities for the population</p> <p>Sites for the development of dedicated new services and facilities for the population, such as the new academy for the south of the city, will have a significant positive effect for the population (++)</p>			

<p>Open Space</p> <p>There is the potential for the loss of open green space, including parkland or playing pitches, as a result of some developments (--). In some cases adopted and aspirational Core Paths may also be lost or severed (--).</p>	<ul style="list-style-type: none"> LDP Policy NE3 Urban Green Space states that development will not be permitted that would result in the loss of green space or playing pitches, unless replacement pitches/green space can be laid out in an equally accessible location nearby. Core Paths and aspirational core paths are protected through LDP Policies T3 Sustainable and Active Travel and NE9 Outdoor Access and Recreation which state that Core Paths and rights of way should be protected and enhanced. <p><i>This measure is consistent with the mitigation identified in the SDP (LDP should have policies protecting open space).</i></p>		
<p>Residential Amenity</p> <p>Residential development close to Aberdeen Airport where noise levels are high could create an unacceptable environment where health is affected (--).</p>	<ul style="list-style-type: none"> LDP Policy B4 Aberdeen Airport states that residential development within the airport exclusion zone, or within certain noise levels, will not be permitted. 		
Cultural Heritage			
<p>Built and Cultural Heritage Assets</p> <p>Development may affect the historic environment. There could be long-term and permanent negative effects on the site/setting of designated heritage assets such as scheduled monuments, listed buildings, Conservation Areas, Designed Landscapes and archaeological sites. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places (--)</p> <p>However if the design of developments is sensitive and high quality, there could be a significant positive impact on the condition, site and setting of heritage assets (++)</p>	<ul style="list-style-type: none"> Proposals affecting Conservation Areas or Listed Buildings require prior consent by law. Proposals will only be permitted where they comply with LDP Policies protecting the historic environment, cultural heritage and archaeological sites including D4 Historic Environment and D5 Granite Heritage. Conservation Area Character Appraisals and Management Plans will be adopted as Technical Advice Notes, highlighting the most important characteristics of Conservation Areas and how to protect them, including area-specific policies where relevant. 	<p>When producing LDP policy and Supplementary Guidance</p> <p>Through the DM and Planning Agreements Process</p> <p>Master planning</p> <p>Conservation Area Character Appraisals</p>	<p>LDP, DM master planning, Design and Conservation Teams specifically conservation officer</p> <p>Environmental policy officers</p>
Material Assets			

<p>Impact on Existing Infrastructure There is likely to be an impact on existing infrastructure such as schools, medical facilities, roads, sewerage and other utilities. This impact is likely to be negative, in terms of placing strain on capacity (--).</p> <p>In the case of schools, there may also be an impact upon school rolls associated with new residential development. This may be positive in terms of supporting schools with low rolls (++).</p> <p>Vulnerability to Flood Risk On sites which are identified as being at risk of flooding, there is likely to be a significant negative impact on material assets through the loss or damage of buildings, property and infrastructure (--)</p> <p>Strategic Infrastructure Improvements Some developments, particularly those identified under Land for Transport, will provide strategic infrastructure improvements which will have direct positive impact on congestion for the whole city (++)</p> <p>Modern New Facilities Some developments will create significant new material assets in the form of modern and high technology facilities, e.g. waste management and energy generation (++)</p>	<ul style="list-style-type: none"> Where there will be a negative impact on existing infrastructure, developer contributions will be required as appropriate to mitigate this impact and contribute to the expansion or upgrading of provision. FRA will be required for sites at risk of flooding. Reference will also be made to the Flood Risk Framework in Scottish Planning Policy, which sets out which types of development are most appropriate to different levels of flood risk. Where transport proposals have been identified as being of strategic importance to the city, the land required has been safeguarded through Land for Transport designation. The LDP also includes provision to seek developer contributions towards the Strategic Transport Fund, towards strategic transportation projects. The LDP supports the principle of modern new facilities, including waste management, energy generation, the new conference centre and new academies. Where appropriate land is safeguarded for these purposes. 	<p>When producing LDP policy and Supplementary Guidance</p> <p>Through the DM and Planning Agreements Process</p> <p>Master planning</p>	<p>LDP</p> <p>DM</p> <p>Planning Agreements teams</p>
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8. Monitoring

Aberdeen City Council is required to monitor the significant environmental effects when the plan is implemented. A monitoring report will be prepared to constantly monitor the significant effects. The framework for monitoring significant effect of the implementation of the plan is shown on **Table 8a** below. The monitoring data will be incorporated into future reviews of the LDP.

Table 8a: Monitoring Plan

Effects	What sort of information is required? (Indicators)	Where will information be obtained from?	Gaps in the existing information and how to resolve?	When should the remedial action be considered?	Who is responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Biodiversity	Impact on water quality of the River Dee and impact on its qualifying features	Dee Catchment Management Plan; Scotland's Environment statistics	None	Remedial action should be considered if water quality deteriorates or there is a decrease in water resource.	ACC Environmental Policy, SNH, SEPA, Dee Catchment Partnership, North East Scotland Biodiversity Partnership	Annually	Review of land allocations through the Local Development Plan Process. Review of content of Supplementary Guidance on Natural Heritage should a quicker response be required.
	Rate and scale of habitat fragmentation	Open Space Strategy and Greenspace Network reviews; number of applications approved which include GSN		When Local Nature Conservation Strategy and/or consultee advice indicates a development will have a negative impact on habitats and species.	ACC Environmental Policy, SNH, SEPA, Dee Catchment Partnership, North East Scotland Biodiversity Partnership	Open Space Strategy Annual Monitoring	Review of supplementary guidance on Open Space and Greenspace network; working with applicants to improve development proposals.
	Number and land area of sites designated for nature conservation purposes Number of biodiversity action plan species and habitats	Local Nature Conservation Strategy; North East Scotland Biodiversity Action Plan; Scotland's Environment statistics		When Local Nature Conservation Strategy and/or consultee advice indicates a development will have a negative impact on designated sites, habitats and species.	ACC Environmental Policy, SNH, SEPA, Dee Catchment Partnership, North East Scotland Biodiversity Partnership	Annually	Review of Supplementary Guidance on Natural Heritage

Air	Nitrogen dioxide emissions Air quality (PM ₁₀)	Aberdeen City Council Local Air Quality Management: Progress Reports		When new Air Quality Management Areas are declared. Planning Applications Review of supplementary guidance on Air Quality	Environmental Health	As part of the Air Quality Action Plan or as and when is necessary	Review Supplementary Guidance on Air Quality
Climatic factors	Increase in resource use from new development, carbon footprint	Monitoring of new development emissions, Building Standards Sustainability labels	Currently limited information on the overall global footprint of Aberdeen	When planning applications are being approved contrary to Policies.	LDP Team , Building Standards and Development Management,	Annually	Review of supplementary guidance if developments are not achieving desired outcomes
	Increase in car use and energy consumption in new developments	Local Transport Strategy Monitoring of modal shift in transport modes		When transport monitoring shows increases in congestion and a modal shift is not occurring, i.e. use of the car is increasing.	LDP Team and Transportation	Annual monitoring report	
	Area at risk from flooding and new developments at risk from flooding	Flood Risk Management Plans	This is currently in preparation and is not available.	If the areas at risk from flooding change there is a need to review the spatial strategy	Aberdeen City, Council, SEPA	In a finalised Flood Risk Management Plan	Review allocations and flooding policies and the need for flood defences through the review of the Local Development Plan
Soil	Contaminated land Meeting landfill allowance targets Soil erosion	Contaminated land strategy Aberdeen City Council Waste Strategy Flood monitoring data from SEPA.		If the number of contaminated sites/land increases If the level of biodegradable municipal waste sent to landfill increases When flood events increase	Contaminated Land Unit, SEPA	As and when	Prepare or revise supplementary guidance.
Water	Impact on water quality of River Dee SAC Impact of development on Flooding Impact of development on water pollution Physical impact of development on water bodies and the coast Impact of policy on water usage on the River Dee	Dee catchment management plan SEPA flood monitoring and local authority flood monitoring data SNH on the impact on the qualifying interests of the River Dee SAC Scottish Water abstraction figures and SEPA's monitoring results		When data from SEPA and SNH indicate potential pollution in the Dee When data indicates that there has been an increase in flood incidents action should be taken	SEPA, SNH and Aberdeen City Council	As and when flood risk and pollution increases	Review the action programme of the local development plan Review supplementary guidance on flooding and drainage

Landscape	Impact of development on visually prominent areas Development adversely affecting the landscape and townscape setting.	Landscape appraisal Public complaints		When landscape appraisal indicates a negative impact on landscape and townscape setting When there is a large amount of opposition to development	Development Management and developers	Annually	Review land allocations and/or prepare supplementary guidance
	Loss of trees and landscape features	Information will be gained through the consultation responses to planning applications by the Council's Environment Team.	There is not currently any statistical data collected. This would not necessarily provide a good picture as replacement planting schemes will often be agreed.	If there is difficulty in implementing the policy to protect trees and landscape features then a review should be undertaken.	LDP Team and Environment Team	Local Development Plan Monitoring Statement	Review policy position or provide further advice or training for case officers and elected members.
Population	Increase in the range of house types and tenures	Housing land audit		When the plan is reviewed	LDP Team	Annually	Review Policies and allocations in LDP and supplementary guidance
	Increase in the number of care homes built	Monitoring of planning applications		When the plan is reviewed	LDP Team	Annually	Review Policies and allocations in LDP
Cultural Heritage	Impact on Archaeological remains on Greenfield sites Reduced numbers of historic buildings registered as 'at risk' The impact of development on listed buildings and conservation areas	Archaeology – number of excavations and remains found on sites RCHAMS Buildings at risk register for Scotland		When there is an increase in Archaeological remains being discovered When the number of buildings on the 'at risk' register remains static or increases	Scottish Civic Trust and LDP Team, Archaeology and developers	Annually	Review of prepare supplementary guidance and revise land allocations
Material Assets	School capacities	School Roll Forecasts		Remedial action will have to be taken through the application process to take account of changes	Education, Development Management	Annually in School Roll Forecasts	Changes made to the requirements for infrastructure
	Quantity and quality of open space	Open Space Audit annual monitoring		Remedial action should be taken where there is a significant loss of open space as a result of new	Environment Team	Annually in Open Space Audit Monitoring	Review the Supplementary Guidance on open space

				development			
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9. Next Steps

9.1 Proposed Consultation Timescale

Aberdeen City Council will ensure an early and effective consultation on the different stages of the new Local Development Plan and the accompanying Environmental Report. In this connection, the minimum consultation period Aberdeen City Council intends to specify under Section 16(1)(b) and notify under Section 16(2)(a)(iv) is eight (8) weeks. We will be consulting for **10 weeks** between the 13 January and 24 March.

9.2 Anticipated Milestone

Table 9a shows the remaining steps needed for the SEA of Aberdeen Local Development Plan and how these steps would be carried out and described in the final environmental report.

Table 9.a Proposed consultation timescale and methods

Expected time frame	Milestone	Comments
35 days	Consulting on the Scoping Report	Complete
3 weeks	Collating views on the Consultation and take the appropriate action on the Scoping Report and the plan as the result of the consultations	Complete
4 weeks	Finalise the Environmental Report	Complete
10 weeks	Consulting on the Environmental Report and the Main Issues Report	Complete
3 weeks	Collating views on the Consultation	Complete
3 weeks	Take the appropriate action on the environmental report and the plan as the result of the consultations	
10 weeks	Consult on Proposed Plan and Revised Environmental Report	Feb-Apr 2014
2 weeks	Finalise the Revised Environmental Report following examination	2016
2 weeks	Publish Revised Environmental Report	2016
2 weeks	Take post-adoption measures	2016 onwards

SEA Appendices List

1. Relevant Plans, Programmes and Strategies
2. Baseline Information
3. Map-based Information
- 4.a General Greenfield Assessment
- 4.b Greenfield Preferred Options
- 4.c Greenfield Alternative Options
- 5.a General Brownfield Assessment
- 5.b Brownfield Preferred Options
- 5.c Brownfield Alternative Options
6. Other Opportunity Sites Identified
- 7.a Policy Preferred Options
- 7.b Main Issues Report Alternative Options
- 7.c. Existing LDP 2012 Policy Assessments
8. Supplementary Guidance Preferred Options
9. Cumulative Assessment

Habitats Regulation Assessment (HRA) for Proposed Aberdeen Local Development Plan 2016

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- **1 Background to Habitats Regulations Assessment (HRA)**

Natura 2000 sites are a network of protected sites of international importance which include Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar Sites. Under Article 6 (3 & 4) of the European Habitats Directive, any plan, project or strategy (PPS) likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects, must undergo a Habitats Regulation Assessment (HRA) to determine its implications for the site. The competent authority can only agree to the plan or project going forward once it has ascertained that it will not adversely affect the integrity of the site concerned (Article 6.3). In exceptional circumstances, a plan or project may still proceed, in spite of a negative assessment, provided there are no alternative solutions and the plan or project is considered to be of overriding public interest. In such cases the Member State must take appropriate compensatory measures to ensure that the overall coherence of the Natura 2000 Network is protected (Article 6.4).

This document comprises a HRA for the proposed Aberdeen Local Development Plan (ALDP) 2016 to analyse the implications of the Plan on the Natura 2000 sites in the area.

- **2 The Aberdeen Local Development Plan (ALDP) 2016**

The ALDP 2016 outlines a vision for the spatial development of Aberdeen City to 2035. It identifies sites for future development, supported by planning policies and supplementary planning guidance, in support of meeting the Plan's vision. This HRA will concentrate on the policies and opportunity sites identified in the Plan, with the Supplementary Guidance subject to a separate assessment forthwith.

- **2.1 Vision and Objectives**

The vision for the ALDP 2016 replicates that of the Aberdeen City and Shire Strategic Development Plan (SDP):

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.

- **2.2 Policies**

When identifying policies for inclusion in the ALDP, the previous plan (ALDP 2012) has been reviewed, consultation undertaken with members of the public and key stakeholders, and the implications of National Planning Framework 3 (NPF3) and the revised Scottish Planning Policy

(SPP), both published in summer 2014, have been taken into account. The policies to be included, and which will therefore require to be subjected to assessment, are listed in Table 2.1 below.

Table 2.1: Policies in the Proposed Local Development Plan

Policies	Description
Aim	
The Spatial Strategy	
LR1 Land Release Policy	Provides for a phased release of land for housing and employment developments.
LR2 Delivery of Mixed Use Communities	Ensures larger sites include a mix of housing, employment and other uses.
Network of Centres	
NC1 City Centre Development- Regional Centre	Encourages all major footfall-generating uses to locate in the City Centre, according to the sequential approach.
NC2 Retail Core & Union Street	The City Centre Retail Core is the preferred location for all major retail developments. Protects existing retail in the City Centre from change of use.
NC3 West End Shops and Cafes	Protects the West End Shops and Cafes from change of use that would damage the character of the area.
NC4 Sequential Approach & Impact	All significant footfall-generating uses appropriate to town centres should be located in accordance with the hierarchy and sequential approach.
NC5 Out of Centre Proposals	Discourages significant footfall-generating uses from locating outwith designated centres.
NC6 Town, District, Neighbourhood & Commercial Centres	Promotes retail as the preferred use within these designated centres; however a mix of uses is desirable.
NC7 Local Shops Units	Protects local shop units outwith centres from change of use.
NC8 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.
NC9 Beach & Leisure	Sets out what types of development are appropriate to the Beach and Leisure area, with a presumption against large-scale retail.
Design	
D1 Quality Placemaking by Design	Requires new development to have a strong and distinctive sense of place, demonstrating the six essential qualities of successful placemaking.
D2 Landscape	Requires new development to improve and enhance the setting and visual impact of new development.
D3 Big Buildings	Big buildings must be a high quality design which complements or improves the existing site context.
D4 Historic Environment	Protects, conserves and enhances the historic environment, ensuring new development respects the character, appearance and setting of the historic environment.
D5 Granite Heritage	Seeks the retention and appropriate re-use, conversion and adaptation of all granite features, structures and buildings.
Infrastructure Delivery	
I1 Infrastructure Delivery and Planning Obligations	Development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of development proposed.
T1 Land for Transport	Safeguards land for strategic transport projects
T2 Managing the Transport Impact of Development	Requires that new developments demonstrate sufficient measures to minimise traffic generated and to maximise opportunities for sustainable and active travel.
T3 Sustainable and Active Travel	New development must be accessible by a range of transport modes

	with an emphasis on active and sustainable transport, and internal layout of new development must prioritise walking, cycling and public transport.
T4 Air Quality	Proposals which may have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are in place.
T5 Noise	Presumption against noise-generating developments being located next to sensitive developments such as housing. Protects Noise Management Areas and Quiet Areas from noise.
Business & Industrial Development	
B1 Business and Industrial Land	Retains B1 land for business and industrial uses only, with directly supporting facilities, and safeguards it from conflicting development types. New business and industrial developments must safeguard existing residential amenity.
B2 Specialist Employment Areas	Retains B2 land for high-quality office development only, with directly supporting facilities.
B3 West End Office Area	Promotes office development in the B3 area. Requires development proposals to respect the special historic and architectural character of the area.
B4 Aberdeen Airport	Safeguards Aberdeen Airport for airport-related uses and ensures that development across the city does not compromise the safety or operations of the airport or associated radars.
B5 Aberdeen Harbour	Safeguards Aberdeen Harbour for harbour-related uses and other compatible uses.
B6 Pipelines, Major Hazards and Explosives Storage Sites	States that the Council will take account of advice from the HSE in determining planning applications within consultation zones for pipelines, hazards and explosives storage sites.
Housing & Community Needs	
H1 Residential Areas	Safeguards existing residential areas from inappropriate or conflicting development types that would negatively affect residential amenity.
H2 Mixed Use Areas	Ensures that applications within Mixed Use areas take into account the existing uses and character of the surrounding area and avoid undue conflict with adjacent land uses and amenity.
H3 Density	Seeks an appropriate density of development on all housing allocations and windfall sites, with a minimum of 30 dwellings per hectare.
H4 Housing Mix	Housing developments of more than 50 units are required to achieve an appropriate mix of dwelling types and sizes reflecting accommodation needs of specific groups.
H5 Affordable Housing	Housing developments of five units or more are expected to contribute the equivalent of 25% of the total number of units as affordable housing.
H6 Gypsy and Traveller Caravan Sites	Supports sites for Gypsies and Travellers in principle provided certain criteria can be met.
H7 Gypsy and Traveller Requirements for New Residential Developments	Requires certain LDP allocations to make contributions towards the provision of sites for Gypsies and Travellers.
Community Facilities	
CF1 Existing Community Sites and Facilities	Protects existing community sites and facilities for that purpose and supports extensions to community sites and facilities in principle.
CF2 New Community Facilities	Proposals for new community facilities will be supported in principle provided they are convenient and readily accessible.
Natural Environment	
NE1 Green Space Network	Protects areas identified for their biodiversity, habitat and natural heritage value from development.
NE2 Green Belt	Identifies and protects land around Aberdeen from development.
NE3 Urban Green Space	Identifies parks, open space and recreational and sporting facilities and protects them from development.
NE4 Open Space Provision in New Development	Ensures new residential and employment developments make adequate provision of open spaces.
NE5 Trees and Woodlands	Protects areas of trees and woodland from loss or damage through new development and encourages tree planting in new development.

NE6 Flooding, Drainage and Water Quality	Restricts development in areas at risk of flooding, protecting the capacity of the floodplain to store and convey water. It requires SUDS to be incorporated into all new development and makes provision for regional SUDS. New development must make connection to the public sewer. Includes a presumption against excessive engineering or culverting of watercourses.
NE7 Coastal Planning	Safeguards the undeveloped coast from inappropriate development, directing development that requires a coastal location to the most appropriate areas of already-developed coast. Provides safeguards in that any development in the undeveloped coast must also respect and enhance the natural, historical and recreational value of the coast. Development will not be permitted in areas at risk of coastal erosion and flooding.
NE8 Natural Heritage	Describes how designated natural heritage sites and protected species will be considered through the planning process.
NE9 Access and Informal Recreation	Protects the integrity of existing and potential recreational opportunities, particularly access rights and Core Paths, including provision for new and improved public access in new development.
Using Resources Sustainably	
R1 Minerals	States that mineral extraction proposals are acceptable in principle, subject to strict criteria regarding impacts on amenity and the environment. Minerals sites are safeguarded from sterilising development.
R2 Degraded and Contaminated Land	Requires that all degraded or contaminated land is either restored, reclaimed or remediated to a level suitable for its proposed use.
R3 New Waste Management Facilities	Proposals for waste management facilities must comply with the waste hierarchy. Proposals for waste management facilities will be supported provided they meet certain criteria, and existing facilities will be safeguarded from developments that compromise their operation.
R4 Sites for New Waste Management Facilities	Identifies sites safeguarded for the development of new waste-related uses.
R5 Energy From Waste	States that applications for energy from waste facilities should be accompanied by EIA and should consider connection to the electricity grid and ability to provide heat and power.
R6 Waste Management Requirements for New Development	All new developments should have sufficient space for the storage of general waste, recyclable materials and compostable waste where appropriate. Also requires Site Waste Management Plans in some cases.
R7 Low and Zero Carbon Buildings and Water Efficiency	All new buildings must install low and zero-carbon generating technology (LZCGT) to reduce predicted carbon dioxide emissions by at least 20% below 2007 building standards. Also requires new buildings to use water saving technologies and techniques.
R8 Renewable and Low Carbon Energy Developments	Development of renewable and low carbon energy developments will be supported in principle if the technology can operate efficiently and the environmental and cumulative impacts can be satisfactorily addressed. Wind energy developments will also be required to meet stringent environmental and amenity standards.
Communications Infrastructure	
CI1 Digital Infrastructure	All new residential and commercial development will be expected to have access to modern, up-to-date and high-speed communications infrastructure.
CI2 Telecommunications Infrastructure	Proposals for telecommunications infrastructure will be permitted provided they comply with PAN62 in relation to appearance and the environment.

○ 2.3 Supplementary Guidance

Supplementary Guidance provides additional detail on the interpretation and implementation of the policies contained in the LDP. The SG to be included, and which will therefore require to be subjected to assessment, are listed in Table 2.2 below.

Table 2.2: Supplementary Guidance in the LDP

Design Townscape and Landscape	
Windows and Doors	Sets out high-level principles which prioritises the repair and retention of doors and windows, followed by reinstatement and replacement where appropriate. Also describes how technical details should be treated.
Shopfronts and Signs	Provides guidance on the repair and replacement of historic, existing and new shopfronts and signage, in terms of materials, design, security etc.
Big Buildings	Covers the key factors to be considered for new big (tall/bulky) buildings inc. location, site, context, visual impact, uses, environmental issues.
Stone Cleaning	Provides criteria on when the cleaning of listed buildings or buildings in conservation areas will be permitted.
Temporary Buildings	Provides criteria on when permission for portable and demountable buildings will be granted, and the appropriate length for the permission.
Landscape	Guidance on the appropriate use of hard and soft landscaping schemes to enhance new development in both the layout and design and details.
Energetica Design Guide	Provides criteria which developments in the Energetica corridor must meet, relating to standards of design and environmental sustainability.
Design (Modifications to Existing Buildings and Curtilages)	
Householder Development Guide	Principles for all householder developments, as well as guidelines in relation to specific types of development, with the aim of ensuring that development does not erode the character and appearance of our areas.
Sub-Division & Redevelopment	Development guidelines covering built form and townscape, design, materials, amenity, privacy, daylight etc to ensure this type of development does not erode the character and appearance of our areas.
Conversion of Buildings in the Countryside	Provides high-level design principles for the conversion of traditional agricultural buildings and steadings, in relation to both internal and external alterations, to ensure high standards of design.
City Centre Masterplan and Delivery Programme	
City Centre Masterplan and Delivery Programme	<i>Not yet produced.</i>
City Centre (Business)	
Harmony of Uses	Aimed at reducing the scope for conflict between different uses within mixed use areas, for example between residential, offices, food and drink and leisure. Provides criteria where applications will be refused in the interests of amenity, safety and viability.
Serviced Apartments	Provides guidance on the planning issues associated with proposals for Serviced Apartments, including amenity, accessibility, servicing and the requirement for planning obligations.
Hierarchy of Centres	Outlines the hierarchy of centres to be used in assessing applications for significant footfall-generating uses according to the sequential approach.
Union Street Frontages	Aims to maintain an appropriate mix and location of shopping, service and commercial leisure functions on Union Street, by applying minimum percentages of ground floor retail required on each sector of Union Street.
Children's Nurseries	Sets out main planning considerations for development/change of use for children's nurseries in residential and non-residential areas.

Housing and Planning Obligations	
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 development proposed.
Affordable Housing	Guidance on the requirements and delivery method of an affordable housing contribution as part of new residential development.
Gypsy/Traveller Sites	Guidance on the planning and design of new sites for Gypsies and Travellers, including spacing, boundaries, health and safety, access, infrastructure etc.
Transport and Infrastructure (Transport)	
Transport and Accessibility	Guidance on how to best consider transport and accessibility issues in development proposals including parking standards, electric vehicle charging points, low-car housing and car clubs, so as to best minimise the traffic impact of a development.
Air Quality	Sets out how air quality management should be considered in the planning process, so as to mitigate against negative effects and improve air quality, particularly within Air Quality Management Areas.
Noise	Sets out how noise issues should be considered in the planning process, so as to mitigate and protect against noise nuisance and pollution, from a variety of sources.
Natural Environment	
Natural Heritage	Describes how designated natural heritage sites and protected species will be considered through the planning process.
Open Space	Provides guidance on the required provision of open space in new development, the maintenance and management of open spaces, the enhancement of the Green Space Network and protection of outdoor access rights.
Trees and Woodlands	Protects areas of trees and woodland from loss or damage through new development and encourages tree planting in new development.
Flooding, Drainage and Water Quality	Restricts development in areas at risk of flooding, protecting the capacity of the floodplain to store and convey water. It requires SUDS to be incorporated into all new development and makes provision for regional SUDS. New development must make connection to the public sewer. Includes a presumption against excessive engineering or culverting of watercourses.
Resources	
Resources for New Development	Provides guidance on a range of factors that can help to minimise resource use and waste, with the aim of increasing the sustainability of new development, including density, energy use, waste and water use efficiency.
Wind Turbine Development	Purpose is to clearly set out the information and requirements the Council will have to take into account when determining applications for wind energy developments. Also includes Onshore Wind Spatial Framework which describes the environmental and planning constraints for turbine development in Aberdeen City.
Energy Mapping	<i>Not yet produced.</i>

○ 2.4 Opportunity Sites

The ALDP allocates land for development in order to meet the requirements of the SDP. A list of the proposed sites is provided in Table 2.3 below. These must also be subject to assessment.

Table 2.3: Sites Allocated in the Proposed Local Development Plan

Sites Carried Forward	Policy
Bridge of Don and Grandhome	

OP1	Murcar	Land Release
OP2	Berryhill, Murcar	Business and Industrial Land/ Green Space Network
OP3	Findlay Farm, Murcar	Specialist Employment Area
OP4	Dubford Community Facilities	Residential/ Urban Green Space
OP5	Balgownie Centre, Bridge of Don	Residential
OP6	Balgownie Primary School	Residential
OP7	Aberdeen College Gordon Centre	Residential
OP8	East Woodcroft North	Residential
OP9	Grandhome	Land Release Policy/ Green Space Network
OP10	Dubford	Residential/ Green Space Network
OP11	Balgownie Home Farm	Mixed Use
OP12	Former 'One' Sports Centre (Barracudas)	Mixed Use
OP13	AECC Bridge of Don	Mixed Use
OP75	Denmore Road	Commercial Centre
Dyce, Bucksburn and Woodside		
OP14	Bankhead Academy	Residential
OP15	Former Carden School	Residential
OP16	Muggiemoss Mill	Mixed Use
OP17	Stoneywood	Residential/Green Space Network
OP18	Craibstone North and Walton Farm	Land Release Policy/ Green Space Network
OP19	Rowett North	Specialist Employment Area/ Green Space Network
OP20	Craibstone South	Land Release Policy/ Green Space Network
OP21	Rowett South	Land Release Policy/ Green Space Network
OP22	Greenferns Landward	Land Release Policy/
OP23	Dyce Drive	Business and Industrial Land/ Green Space Network
OP24	A96 Park and Ride	Land for Transport
OP25	Woodside	Residential/ GSN/ Green Belt
OP86	Dyce Railway Station	Land for Transport
Kingswells and Greenferns		
OP26	Auchmill Golf Course	Green Belt/ Green Space Network
OP27	Greenferns Infant School	Residential
OP28	Greenferns	Residential
OP29	Prime Four Business Park	Specialist Employment Area/ Green Space Network
OP63	Prime Four Business Park Phase 5 Extension	Specialist Employment
OP30	Kingswells D and West Huxterstone	Residential/ Green Space Network
OP31	Maidencraig South East	Residential/ Green Space Network
OP32	Maidencraig North East	Residential/ Green Space Network
OP33	Greenferns	Land Release/ GSN
OP34	East Arnhall	Land Release
OP63	Prime Four Extension	Specialist Employment
Countesswells		
OP38	Countesswells	Land Release Policy/ Green Space Network
Deeside		
OP39	Braeside Infant School	Residential
OP40	Cults Pumping Station	Residential
OP41	Friarsfield	Residential
OP42	Kennerty Mill	Residential
OP43	Milltimber Primary School	Residential
OP44	North Lasts Quarry	Green Belt
OP45	Peterculter East	Residential
OP46	Culter House Road	Residential
OP47	Edgehill Road	Residential/ Green Space Network

OP48	Oldfold	Land Release Policy
OP49	Grove Nursery Hazlehead	New Community Facilities
OP50	Skene Road Hazlehead	Green Belt/ Green Space Network
OP51	Peterculter Burn	Residential
OP52	Malcolm Road, Peterculter	Residential
OP108	Mid Anguston	Residential
OP109	Woodend, Peterculter	Residential
Loirston and Cove		
OP53	Aberdeen Gateway	Business and Industrial Land/ Green Belt/ Land Release
OP54	Altens East and Doonies	Business and Industrial Land
OP55	Blackhills Quarry	Green Belt
OP56	Cove	Residential
OP57	Craighill Primary School, Kincorth	Residential
OP58	Stationfields, Cove	Residential
OP59	Loirston	Land Release Policy/ Green Space Network
OP60	Charleston	Land Release Policy
OP61	Calder Park	Land Release Policy
OP62	Aberdeen Harbour Nigg Bay	Aberdeen Harbour/ Green Space Network
OP64	Ness Solar Farm	Green Belt/ Solar farm
OP103	Former Torry Nursery School	Residential
OP104	Craiginchies Prison	Residential
OP105	Kincorth Academy	Residential
OP107	East Tullos Gas Holder	Business and Industrial
OP110	Wellington Circle	Business and Industrial
City Centre and Urban Areas		
OP35	Granitehill Road	Business and Industrial
OP36	Charlie House	New Community Facilities, respite centre
OP37	Burnside Centre	Business and Industrial Land
OP65	Haudagain Triangle, Middlefield	Residential/ Land for Transport
OP66	Manor Walk, Middlefield	Urban Green Space
OP67	Aberdeen Market	City Centre Retail Core
OP68	1 Western Road	Residential
OP69	140 Causewayend	Mixed Use
OP70	35 Froghall Road	Mixed Use
OP71	41 Nelson Street	Mixed Use
OP72	Aberdon House	Residential
OP73	Balgownie Machine Centre	Mixed Use
OP74	Broadford Works	Mixed Use
OP75	Denmore Road Retail	Commercial Centre
OP76	Causewayend Primary School	Mixed Use
OP77	Cornhill Hospital	Existing Community Sites and Facilities
OP78	Cotton Street	Business and Industrial Land
OP79	Crown House	Mixed Use
OP80	Bon Accord Masterplan Area	Mixed Use
OP81	Denburn and Woolmanhill	Mixed Use
OP82	Dunbar Halls of Residence	Residential
OP83	Energy Futures Centre South Beach	Urban Green Space, reserved for Energy Futures Centre
OP84	Hilton Nursery School	Residential
OP85	King Street/ Beach Esplanade	New Community Facilities
OP87	Pittodrie Park	Residential
OP88	Shore Porters Warehouse	Mixed Use
OP89	Smithfield Primary School	Residential
OP90	St Machar Primary School	Residential
OP91	Marischal Square	City Centre Retail Core, mixed use development
OP92	St Peter's Nursery, Spital	Mixed Use
OP93	Former Summerhill Academy	Residential

OP94	Tillydrone Primary School	Residential
OP95	Triple Kirks, Schoolhill	City Centre Retail Core, office development
OP96	Upper/Basement Floors 73/149 Union Street	City Centre Retail Core
OP97	Victoria Road Primary School	Mixed Use
OP98	VSA Gallowgate	Mixed Use
OP99	The Waterfront, Torry	Mixed Use
OP100	Water Lane	Mixed Use
OP101	Woodside Congregational Church	Residential
OP102	George Street/ Crooked Lane	City Centre Retail Core
OP106	Beach Esplanade (Jimmy Chungs)	Beach and Lesiure

- **3 Natura 2000 Sites**

Listed in Table 3.1 are the Natura 2000 sites with the potential to be significantly affected by future development in Aberdeen City. The criteria used for the selection of sites are: the effect on the aquatic environment, effect on mobile species, their vulnerability to recreational pressure, their potential to be affected by increased development and the effects on the coast.

Table 3.1: List of Natura 2000 sites

	European sites	Effect on aquatic environment	Effect on mobile species	Vulnerable to recreational pressure	Increase amount of development	Could affect the coast
9	River Dee SAC			√	√	
10	Ythan Estuary, Sands of Forvie and Meikle loch SPA		√	√	√	√
14	Loch of Skene SPA/RAMSAR		√		√	
20	Moray Firth SPA	√			√	

○ **3.1 Analysis of Natura 2000 sites**

In Table 3.2, these sites are analysed in terms of their conservation objectives, qualifying interests, the conditions of the sites, factors influencing the sites and their vulnerability to changes.

Table 3.2: Information about Sites Selected

Site & Conservation Objectives	Conservation Objectives	Qualifying Interest	Condition of Site	Factors influencing Site	Vulnerability to changes or potential effects of PPS
1. River Dee SAC (2446.82 ha) designated on 17/03/2005	To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying species that the following are maintained in the long term: <ul style="list-style-type: none"> Population of the species, including range of genetic types for salmon, as a viable component of the site Distribution of the species within site Distribution and extent of habitats supporting the species Structure, function and supporting processes of habitats supporting the species No significant disturbance of the species Distribution and viability of freshwater pearl mussel host species 	Atlantic salmon (<i>Salmo salar</i>) (10/09/2004)	Favourable Maintained (10/09/2004)	Site is affected by housing developments, water abstraction and river engineering. The site is subject to recreational use	River Dee Integrated Catchment Management Plan is in place. There is guidance on best practice for river engineering works. Summary of Key Issues <ul style="list-style-type: none"> Habitat loss Disturbance Potential Recreational impact Coastal squeeze
		Otter (<i>Lutra lutra</i>) (10/09/2004)	Favourable Maintained (30/09/2004)		
		Freshwater pearl mussel (<i>Margaritifera margaritifera</i>) (07/08/2003)	Unfavourable No change (07/08/2003)		

	<ul style="list-style-type: none"> Structure, function and supporting processes of habitats supporting freshwater pearl mussel host species 				
2. Ythan Estuary, Sands of Forvie and Meikle Loch SPA (1016.24 ha) designated on 30/03/1998	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> Population of the species as a viable component of the site Distribution of the species within site Distribution and extent of habitats supporting the species Structure, function and supporting processes of habitats supporting the species No significant disturbance of the species 	Little tern (<i>Sternula albifrons</i>), breeding	Favourable Maintained (29/06/2008)	Factors that influence the site include tourism / leisure developments, Onshore Wind, Microrenewables, and Other developments	<p>Burning will damage sensitive habitats and species. Tern colonies are vulnerable to damaging activities and disturbance. Tern breeding is vulnerable to predation and the periodic overtopping of the favoured shingle beds by sand. Shooting of geese is not an issue. Effects of eutrophication on the estuary and its flora and fauna. Invertebrates, which are the prey of waterfowl, are vulnerable to build up of algal mats.</p> <p>Fox control measures and by-laws are thought to be helping.</p> <p>Summary of Key Issues</p> <ul style="list-style-type: none"> Disturbance Predation Recreational impacts Eutrophication
		Sandwich tern (<i>Sterna sandvicensis</i>), breeding	Favourable Maintained (31/07/2008)		
		Lapwing (<i>Vanellus vanellus</i>), non-breeding	Favourable Maintained (02/09/2007)		
		Eider (<i>Somateria mollissima</i>), non-breeding	Favourable Maintained (31/01/2002)		
		Redshank (<i>Tringa totanus</i>), non-breeding	Favourable Maintained (31/01/2002)		
		Common tern (<i>Sterna hirundo</i>), breeding	Unfavourable Declining (30/06/2002)		
		Pink-footed goose (<i>Anser brachyrhynchus</i>), non-breeding	Favourable Maintained (31/10/2002)		
		Waterfowl assemblage, non-breeding	Favourable Maintained (31/01/1999)		
3. Loch of Skene SPA/RAMSAR (120.89 ha) designated on 01/10/1986	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> Population of the species as a viable component of the site Distribution of the species within site 	Greylag goose (<i>Anser anser</i>), non-breeding	Unfavourable Declining (01/11/2008)	The site has been subject of onshore wind and housing development applications. Loch subject to sailing activities, sports fishing and wildfowling. Hypertrophication from sewerage and	<p>SPA is vulnerable as hypertrophication - increase algal bloom which in turn affects aquatic flora and fauna and reduces food availability to the SPA interest.</p> <p>Summary of Key Issues</p> <ul style="list-style-type: none"> Hypertrophical & pollution Potential disturbance from site activities

	<ul style="list-style-type: none"> • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of the species 			agriculture	
4. Moray Firth SAC (151347.17 ha) designated on 17/03/2005	<p>To avoid deterioration of the qualifying habitat thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying habitat that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Extent of the habitat on site • Distribution of the habitat within site • Structure and function of the habitat • Processes supporting the habitat • Distribution of typical species of the habitat • Viability of typical species as components of the habitat • No significant disturbance of typical species of the habitat <p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and To ensure for the qualifying species that the following are established then maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species as a viable component of the site • Distribution of the species within site • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of the species 	Subtidal sandbanks	Favourable Maintained (12/08/2004)	Dolphin Watching. Need to restore bottlenose dolphin population to a viable level.	<p>The species are vulnerable to disturbance, harassment, contamination, reduction of food availability, traumatic death and injury.</p> <p>Accreditation scheme is used for dolphin-watching cruise boats. There are codes of conduct for recreational pleasure craft. A strategy for dumping and dredging activities is also being developed to address these very localised activities adjacent to the coastline.</p> <p>Summary of Key Issues</p> <ul style="list-style-type: none"> • Disturbance • Harassment • Contamination • Injury • Potential poaching • Recreational impact
		Bottlenose dolphin (Tursiops truncatus)	Unfavourable Recovering (31/03/2005)		

- **4 Screening**

The purpose of screening is to determine whether any part of the ALDP, either individually or in combination with other plans or projects, is likely to have a significant effect on the Natura 2000 sites listed in Table 3.2 above. In doing so, those aspects of the plan which would be unlikely to have a significant effect are eliminated from further consideration.

- **4.1 Screening the Policies and Sites**

Aspects of the Plan are screened out on the basis of the following considerations:

- They are general policy statements;
- It is not possible to identify effects on any particular European site because proposals are too general;
- Projects are referred to in, but not proposed by, the ALDP;
- They are elements of the ALDP that are intended to protect the natural environment,
- They are elements of the ALDP which will not in themselves lead to development or other change;
- They are elements of the ALDP which make provision for change but which could have no conceivable effect because of the absence of a link or pathway between the plan and European sites;
- They are elements of the ALDP which make provision for change but effects are likely to be minimal; and
- They are elements of a plan that could have no likely significant effect on a site, alone or in combination with other aspects of the same plan, or with other plans or projects

Table 4.1 comprises the first part of the screening process whereby proposed policies and sites are screened in or out of the assessment with reference to the above considerations.

Table 4.1: Screening of Policies & Opportunity Sites

Policies, objectives, actions and projects	PPS likely to have significant effects	General policy statements	Projects not generated by this PPS	Protective, enhancement and conservation	Does not generate development and change	Provision of change with no link or pathway to qualifying features	Provision of changed with no or minimal effects	Too general nature of PPS with no information on where, how, or when of implementation	Screen in / Screen out
POLICIES									
Spatial Strategy									
Vision Statement		X							Out
LR1 Land Release Policy	X								In
LR2 Delivery of Mixed Use Communities	X								In
Network of Centres									
NC1 City Centre Development- Regional Centre							X		Out
NC2 Retail Core & Union Street							X		Out
NC3 West End Shops and Cafes							X		Out
NC4 Sequential Approach & Impact							X		Out
NC5 Out of Centre Proposals							X		Out
NC6 Town, District, Neighbourhood & Commercial Centres							X		Out
NC7 Local Shops Units				X					Out
NC8 Retail Development Serving New Development Areas								X	Out
NC9 Beach & Leisure		X						X	Out
Design									
D1 Quality Placemaking by Design				X					Out
D2 Landscape				X					Out
D3 Big Buildings				X					Out
D4 Historic Environment				X					Out
D5 Granite Heritage				X					Out
Infrastructure and Transport									
I1 Infrastructure & Developer Contributions		X						X	Out
T1 Land for Transport	X								In
T2 Managing the Transport Impact of Development	X								In
T3 Sustainable and Active Travel		X						X	Out
T4 Air Quality				X					Out
T5 Noise				X					Out
Business and Industry									

B1 Business and Industrial Land					X			X	Out
B2 Specialist Employment Areas					X				Out
B3 West End Office Area							X		Out
B4 Aberdeen Airport				X					Out
B5 Aberdeen Harbour				X					Out
B6 Pipelines, Major Hazards and Explosives Storage Sites				X					Out
Housing									
H1 Residential Areas				X					Out
H2 Mixed Use Areas				X					Out
H3 Density								X	Out
H4 Housing Mix								X	Out
H5 Affordable Housing								X	Out
H6 Gypsy and Traveller Caravan Sites							X		Out
H7 Gypsy and Traveller Requirements for New Residential Developments							X		Out
Community Facilities									
CF1 Existing Community Sites and Facilities							X	X	Out
CF2 New Community Facilities				X					Out
Natural Environment									
NE1 Green Space Network				X					Out
NE2 Green Belt				X					Out
NE3 Urban Green Space				X					Out
NE4 Open Space Provision in New Development				X					Out
NE5 Trees and Woodlands				X					Out
NE6 Flooding, Drainage and Water Quality				X					Out
NE7 Coastal Planning				X					Out
NE8 Natural Heritage				X					Out
NE9 Access and Informal Recreation				X					Out
Resources									
R1 Minerals		X						X	Out
R2 Degraded and Contaminated Land				X					Out
R3 New Waste Management Facilities								X	Out
R4 Sites for New Waste Management Facilities							X		Out
R5 Energy From Waste				X					Out
R6 Waste Management Requirements for New Development							X		Out
R7 Low and Zero Carbon Buildings and Water Efficiency				X					Out
R8 Renewable and Low Carbon Energy Developments								X	Out
Communications Infrastructure									

CI1 Digital Infrastructure		X							Out
CI2 Telecommunications Infrastructure		X							Out
SUPPLEMENTARY GUIDANCE									
Design – Landscape and Townscape									
Windows and Doors				X					Out
Shopfronts and Signs				X					Out
Big Buildings				X					Out
Stone Cleaning				X					Out
Temporary Buildings				X					Out
Landscape				X					Out
Energetica Design Guide				X					Out
Design – Modifications to Existing Buildings and Curtilages									
Householder Development Guide							X		Out
Curtilage Split and Redevelopment							X		Out
Conversions of Buildings in the Countryside								X	Out
City Centre Masterplan and Delivery Programme									
City Centre Masterplan and Delivery Programme <i>not yet produced</i>									
Businesses									
Harmony of Uses							X		Out
Serviced Apartments							X		Out
Hierarchy of Centres							X		Out
Union Street Frontages							X		Out
Children's Nurseries							X		Out
Housing and Planning Obligations									
Developer Contributions		X							
Affordable Housing								X	Out
Gypsy/Traveller Sites							X		Out
Transport and Infrastructure									
Transport and Accessibility								X	Out
Air Quality				X					Out
Noise				X					Out
Natural Environment									
Natural Heritage				X					Out
Open Space				X					Out
Trees and Woodland				X					Out
Flooding and Drainage				X					Out
Resources									
Resources for New Development				X					Out

Wind Turbine Development								X	Out
Energy Mapping <i>Not yet produced</i>									
OPPORTUNITY SITES									
Bridge of Don and Grandhome									
OP1 Murcar	X								In
OP2 Berryhill, Murcar	X								In
OP3 Findlay Farm, Murcar	X								In
OP4 Dubford Community Facilities							X		Out
OP5 Balgownie Centre, Bridge of Don							X		Out
OP6 Balgownie Primary School							X		Out
OP7 Aberdeen College Gordon Centre							X		Out
OP8 East Woodcroft North						X			Out
OP9 Grandhome	X								In
OP10 Dubford	X								In
OP11 Balgownie Home Farm						X			Out
OP12 Former 'One' Sports Centre Barracudas						X			Out
OP13 AECC Bridge of Don						X			Out
OP75 Denmore Road	X								In
Dyce, Bucksburn and Woodside									
OP14 Bankhead Academy						X	X		Out
OP15 Former Carden School							X		Out
OP16 Muggiemoss Mill	X								In
OP17 Stoneywood	X								In
OP18 Craibstone North and Walton Farm	X								In
OP19 Rowett North	X								In
OP20 Craibstone South	X								In
OP21 Rowett South	X								In
OP22 Greenferns Landward	X								In
OP23 Dyce Drive						X			Out
OP24 A96 Park and Ride						X			Out
OP25 Woodside						X			Out
OP86 Dyce Railway Station						X			Out
Kingswells and Greenferns									
OP26 Auchmill Golf Course						X			Out
OP27 Greenferns Infant School						X			Out
OP28 Greenferns	X								In
OP29 Prime Four Business Park	X								In
OP63 Prime Four Business Park Phase 5 Extension	X					X			In

OP30 Kingswells D and West Huxterstone						X			Out
OP31 Maidencraig South East	X								In
OP32 Maidencraig North East	X								In
OP33 Greenferns	X								In
OP34 East Arnhall						X			Out
OP63 Prime Four Extension						X			Out
Countesswells									
OP38 Countesswells	X								In
Deeside									
OP39 Braeside Infant School							X		Out
OP40 Cults Pumping Station	X								In
OP41 Friarsfield	X								In
OP42 Kennerty Mill	X								In
OP43 Milltimber Primary School	X								In
OP44 North Lasts Quarry						X			Out
OP45 Peterculter East	X								In
OP46 Culter House Road	X								In
OP47 Edgehill Road	X								In
OP48 Oldfold	X								In
OP49 Grove Nursery, Hazlehead						X			Out
OP50 Skene Road, Hazlehead						X			Out
OP51 Peterculter Burn	X								In
OP52 Malcolm Road	X								In
OP108 Mid Anguston	X								In
OP109 Woodend, Peterculter	X								In
Loirston and Cove									
OP53 Aberdeen Gateway	X								In
OP54 Altens East and Doonies	X								In
OP55 Blackhills Quarry	X								In
OP56 Cove	X								In
OP57 Craighill Primary School, Kincorth							X		Out
OP58 Stationfields, Cove	X								In
OP59 Loirston	X								In
OP60 Charleston							X		Out
OP61 Calder Park						X			Out
OP62 Aberdeen Harbour Nigg Bay	X								In
OP64 Ness Solar Farm	X								In
OP103 Former Torry Nursery School						X			Out

OP104 Craiginches Prison						X			Out
OP105 Kincorth Academy							X		Out
OP107 East Tullos Gas Holder						X			Out
OP110 Wellington Circle							X		Out
City Centre and Urban Areas									
OP35 Granitehill Road						X			Out
OP36 Charlie House						X			Out
OP37 Burnside Centre						X			Out
OP65 Haudagain Triangle, Middlefield						X			Out
OP66 Manor Walk, Middlefield						X			Out
OP67 Aberdeen Market						X			Out
OP68 1 Western Road						X			Out
OP69 140 Causewayend						X			Out
OP70 35 Froghall Road						X			Out
OP71 41 Nelson Street						X			Out
OP72 Aberdon House						X			Out
OP73 Balgownie Machine Centre						X			Out
OP74 Broadford Works	X								In
OP75 Denmore Road Retail						X			Out
OP76 Causewayend Primary School						X			Out
OP77 Cornhill Hospital						X			Out
OP78 Cotton Street						X			Out
OP79 Crown House						X			Out
OP80 Bon Accord Masterplan Area						X			Out
OP81 Denburn and Woolmanhill						X			Out
OP82 Dunbar Halls of Residence						X			Out
OP83 Energy Futures Centre South Beach	X								In
OP84 Hilton Nursery School						X			Out
OP85 King Street/ Beach Esplanade						X			Out
OP87 Pittodrie Park						X			Out
OP88 Shore Porters Warehouse						X			Out
OP89 Smithfield Primary School						X			Out
OP90 St Machar Primary School						X			Out
OP91 Marischal Square						X			Out
OP92 St Peter's Nursery Spital						X			Out
OP93 Former Summerhill Academy						X			Out
OP94 Tillydrone Primary School						X			Out
OP95 Triple Kirks Schoolhill						X			Out

OP96 Upper/Basement Floors 73/149 Union Street						X			Out
OP97 Victoria Road Primary School	X								In
OP98 VSA Gallowgate						X			Out
OP99 The Waterfront, Torry	X								In
OP100 Water Lane						X			Out
OP101 Woodside Congregational Church						X			Out
OP102 George Street/ Crooked Lane						X			Out
OP106 Beach Esplanade (Jimmy Chung's)	X								In

○ 4.2 Screening for LSE on Natura 2000 Sites

In the next stage of the HRA process, those policies and sites that have been screened in are subject to a second round of screening. This stage also considers in-combination effects, both with other elements of the ALDP (including aspects of the Plan screened out) and with other plans, projects and strategies already approved around the site in the wider area by Aberdeen City Council and other neighbouring local authorities. Taking this information into account, a conclusion is reached as to whether or not these policies and sites will have a Likely Significant Effect (LSE) on any Natura 2000 sites. Those judged to have no LSE are then eliminated from the assessment, while those that are likely to have LSE will proceed to the next stage of the assessment.

4.3 Risk of LSE

Table 4.2 summarises the assessment undertaken to ascertain whether any of the screened in policies or sites will have a LSE on any Natura 2000 site, either individually or in combination with other sites and plans.

Table 4.2: Risk of LSE from Policies and Opportunity Sites

Content of PP/Sites	River Dee SAC	Moray Firth SAC	Ythan Estuary, Sands of Forvie and Meikle Loch	Loch of Skene	In-combination effects	Risk of LSE?
LR1 Land Release Policy	HL, RI, WA, EoP, D, WQ, EoN <ul style="list-style-type: none"> Water abstraction to support additional development may create conditions of low water flow, damaging the habitats and species it hosts Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Loss of habitat to housing developments Development in low lying areas and flood plains may be affected by climate change Disturbance to species (otter) and supporting habitats 	RI, EoP, D, WQ, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Loss of habitat to housing developments Development in low lying areas and flood plains may be affected by climate change For proposed developments in coastal locations there may be a potential negative impact on Bottlenose dolphins if noise is generated 	No impact	No impact	Projects listed in Appendices 1-3.	Yes

LR2 Delivery of Mixed Use Communities	HL, RI, WA, D, WQ <ul style="list-style-type: none"> Water abstraction to support additional development Increased water demand, creating conditions of low water flow Water quality affected through run-off from constructional works, diffuse and point pollution from land management and development Loss of habitat to housing developments Development in low lying areas and flood plains may be affected by climate change Disturbance to species (otter) and supporting habitats 	RI, EoP, D, WQ, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Loss of habitat to housing developments Development in low lying areas and flood plains may be affected by climate change For proposed developments in coastal locations there may be a potential negative impact on Bottlenose dolphins if noise is generated 	No impact	No impact	Projects listed in Appendices 1-3.	Yes
T1 Land for Transport	EoP, D, EoN <ul style="list-style-type: none"> Water quality affected through soil and sediment deposition, waste disposal, and release of oil and fuel from infrastructural activities Disturbance through activities associated with soil and sediment deposition, waste disposal, and release of oil and fuel from infrastructural activities Specific impact on the River Dee SAC may result from construction of the AWPR and improved rail services, in particular sections that cross the River Dee 	RI, D, EoN <ul style="list-style-type: none"> Any transport development in coastal areas has the potential to impact negatively on Bottlenose dolphins particularly noise impacts 	No impact	No impact	Projects listed in Appendices 1-3.	Yes
T2 Managing the Transport Impact of Development	HL, EoP, D, EoN <ul style="list-style-type: none"> Water quality affected through engineering works, within the boundary of the SAC, for improving or developing infrastructure; and through the modification of river channel. Water quality affected through released chemicals, oil and 	No impact	No impact	No impact	Projects listed in Appendices 1-3.	Yes

	<ul style="list-style-type: none"> fuel from roads and cars Habitat loss by engineering works; modification of river channel etc. Disturbance through engineering works, within the boundary of the SAC, for improving or developing infrastructure; and through the modification of river channel Disturbance from public transport access or vehicular access 					
OP1 Murcar	No impact	EoP, D, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Potential negative impact on Bottlenose dolphins if noise is generated 	No impact	No impact	Sites listed in Appendix 3.	No – the site is set back from the coast enough to remove the likelihood of LSE.
OP2 Berryhill, Murcar	No impact	EoP, D, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Potential negative impact on Bottlenose dolphins if noise is generated 	No impact	No impact	Sites listed in Appendix 3.	No – the site is set back from the coast enough to remove the likelihood of LSE.
OP3 Findlay Farm, Murcar	No impact	EoP, D, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Potential negative impact on Bottlenose dolphins if noise is generated 	No impact	No impact	Sites listed in Appendix 3.	No – the site is set back from the coast enough to remove the likelihood of LSE.
OP9 Grandhome	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP10 Dubford	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	RI, EoP, D, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development 	No impact	No impact	Plans and sites listed in Appendices 1-3.	Yes

		<ul style="list-style-type: none"> Potential negative impact on Bottlenose dolphins if noise is generated 				
OP75 Denmore Road	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	RI, EoP, D, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Potential negative impact on Bottlenose dolphins if noise is generated. 	No impact	No impact	Plans and sites listed in Appendices 1-3.	No – the site is set back from the coast enough to remove the likelihood of LSE.
OP16 Muggiemoss Mill	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP17 Stoneywood	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP18 Craibstone North and Walton Farm	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP19 Rowett North	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP20 Craibstone South	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP21 Rowett South	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP22 Greenferns Landward	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP29 Prime 4 Business Park	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP31 Maidencraig South East	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP32 Maidencraig North East	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP33 Greenferns	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP38 Countesswells	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes

OP40 Cults Pumping Station	RI, D, EoP, WQ <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works Potential for future requirements for flood defences and subsequent impacts on floodplain Disturbance to qualifying features from construction activity 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP41 Friarsfield	RI, WA, D, EoP, WQ <ul style="list-style-type: none"> Water abstraction to support additional development Water quality may be affected through run-off from constructional works Potential for future requirements for flood defences and subsequent impacts on floodplain Disturbance to qualifying features from construction activity 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP42 Kennerty Mill	RI, D, EoP, WQ <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works Potential for future requirements for flood defences and subsequent impacts on floodplain Disturbance to qualifying features from construction activity 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP43 Milltimber Primary School	RI, EoP, D, WQ <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works Potential for future requirements for flood defences and subsequent impacts on floodplain Disturbance to qualifying features from construction activity. 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP45 Peterculter East	RI, EoP, D, WQ, EoN <ul style="list-style-type: none"> Water quality may be affected 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes

	<p>through run-off from constructional works</p> <ul style="list-style-type: none"> • Potential for future requirements for flood defences and subsequent impacts on floodplain • Disturbance to qualifying features from construction activity. 					
OP46 Culter House Road	<p>RI, EoP, D, WQ</p> <ul style="list-style-type: none"> • Water quality may be affected through run-off from constructional works • Potential for future requirements for flood defences and subsequent impacts on floodplain • Disturbance to qualifying features from construction activity. 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP47 Edgehill Road	<p>RI, EoP, D, WQ</p> <ul style="list-style-type: none"> • Water quality may be affected through run-off from constructional works • Potential for future requirements for flood defences and subsequent impacts on floodplain • Disturbance to qualifying features from construction activity 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP48 Oldfold	<p>RI, WA, EoP, D, WQ</p> <ul style="list-style-type: none"> • Water abstraction to support additional development • Water quality may be affected through run-off from constructional works • Potential for future requirements for flood defences and subsequent impacts on floodplain • Disturbance to qualifying features from construction activity 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP51 Peterculter Burn	<p>EoP, D, WQ</p> <ul style="list-style-type: none"> • Water abstraction to support additional development • Water quality may be affected 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes

	<p>through run-off from constructional works</p> <ul style="list-style-type: none"> • Potential for future requirements for flood defences and subsequent impacts on floodplain. • Adjacent to Peterculter Burn which forms part of the SAC. 					
OP52 Malcolm Road	<p>RI, WA, EoP, D, WQ, EoN</p> <ul style="list-style-type: none"> • Water abstraction to support additional development may create conditions of low water flow, damaging the habitats and species it hosts • Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development • Disturbance to species (otter) and supporting habitats 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP108 Mid Anguston	<p>RI, WA, EoP, D, WQ, EoN</p> <ul style="list-style-type: none"> • Water abstraction to support additional development may create conditions of low water flow, damaging the habitats and species it hosts • Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development • Disturbance to species (otter) and supporting habitats 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP109 Woodend, Peterculter	<p>RI, WA, EoP, D, WQ, EoN</p> <ul style="list-style-type: none"> • Water abstraction to support additional development may create conditions of low water flow, damaging the habitats and species it hosts • Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes

	<ul style="list-style-type: none"> Disturbance to species (otter) and supporting habitats 					
OP53 Aberdeen Gateway	No impact	EoP, WQ <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development 	No impact	No impact	Sites listed in Appendix 3.	No – the site is set back from the coast enough to remove the likelihood of LSE.
OP54 Altens East and Doonies	No impact	EoP, D, WQ, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Development in low lying areas and flood plains may be affected by climate change Potential negative impact on Bottlenose dolphins if noise is generated 	No impact	No impact	Sites listed in Appendix 3.	No – the site is set back from the coast enough to remove the likelihood of LSE.
OP55 Blackhills Quarry	No impact	EoP, D, WQ, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Development in low lying areas and flood plains may be affected by climate change Potential negative impact on Bottlenose dolphins if noise is generated 	No impact	No impact	Sites listed in Appendix 3.	No – the site is set back from the coast enough to remove the likelihood of LSE.
OP56 Cove	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	RI, EoP, WQ, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Potential negative impact on Bottlenose dolphins if noise is generated 	No impact	No impact	Plans and sites listed in Appendices 1 – 3.	Yes
OP58 Stationfields, Cove	No impact	RI, EoP, D, WQ, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development. Potential negative impact on Bottlenose dolphins if noise is generated. 	No impact	No impact	Sites listed in Appendix 3.	No – the site is set back from the coast enough to remove the likelihood of LSE.
OP59 Loirston	WA	No impact	No impact	No impact	Plans and sites listed in	Yes

		<ul style="list-style-type: none"> Water abstraction to support additional development 				Appendices 1 and 2.	
OP62 Aberdeen Harbour Extension Nigg Bay	No impact	RI, CS, EoP, D, WQ, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Potential negative impact on Bottlenose dolphins if noise is generated 	No impact	No impact		Policies and sites listed in Appendices 1 and 3.	Yes
OP63 Prime Four Business Park Phase 5 Extension	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	No impact	No impact	No impact		Plans and sites listed in Appendices 1 and 2.	Yes
OP64 Ness Solar Farm	No impact	EoP, D, WQ, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Potential negative impact on Bottlenose dolphins if noise is generated 	No impact	No impact		Sites listed in Appendix 3.	No – the site is set back from the coast enough to remove the likelihood of LSE.
OP74 Broadford Works	WA <ul style="list-style-type: none"> Water abstraction to support additional development 	No impact	No impact	No impact		Plans and sites listed in Appendices 1 and 2.	Yes
OP83 Energy Futures Centre South Beach	No impact	EoP, WQ, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Development in low lying areas and flood plains may be affected by climate change Potential negative impact on Bottlenose dolphins if noise is generated 	No impact	No impact		Sites listed in Appendix 3.	No – the site is set back from the coast enough to remove the likelihood of LSE.
OP97 Victoria Road Primary School	EoP, D, WQ, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Development in low lying areas and flood plains may be affected by climate change Disturbance to species (otter) and supporting habitats 	No impact	No impact	No impact		Plans and sites listed in Appendices 1 and 2.	Yes

OP99 The Waterfront, Torry	EoP, D, WQ, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Development in low lying areas and flood plains may be affected by climate change Disturbance to species (otter) and supporting habitats 	No impact	No impact	No impact	Plans and sites listed in Appendices 1 and 2.	Yes
OP106 Beach Esplanade (Jimmy Chung's)	No impact	EoP, D, WQ, EoN <ul style="list-style-type: none"> Water quality may be affected through run-off from constructional works, diffuse and point pollution from land management and development Development in low lying areas and flood plains may be affected by climate change Potential negative impact on Bottlenose dolphins if noise is generated 	No impact	No impact	Sites listed in Appendix 3.	No – the site is set back from the coast enough to remove the likelihood of LSE.
Key	HL – Habitat Loss RI – Recreational Impact CC – Coastal Squeeze WA – Water Abstraction EoH – Effects on Hydrology EoP – Effects on Pollution D – Disturbance WQ – Water Quality EoN – Effect of Noise River Dee SAC (HL, D, RI, CS) Ythan Estuary, Sands of Forvie and Meikle Loch SPA (D, RI, EoP) Loch of Skene SPA/RAMSAR (EoP, D) Moray Firth SAC (D, EoP, RI, EoN)					

○ 4.4 Summary of Screening and Mitigation Applied

The second screening exercise undertaken on the policies and opportunity sites recommended for inclusion in the ALDP has identified that there remains a risk of significant adverse effects on the integrity of the River Dee SAC and Moray Firth SAC for their qualifying features, either alone or in combination with other plans and projects, should these proposals proceed.

These risks largely relate to the scale of development proposed in the Plan and the effects that this will have on the River Dee SAC, in particular the need to abstract water from the River which may create conditions of low water flow, damaging the habitats and species that the river hosts. The cumulative effect of development in the vicinity of the River is also likely to put pressure on the SAC in terms of water quality, pollution and noise during construction which could lead to disturbance and habitat loss, as well as increasing the recreational impact once residential developments are occupied.

In terms of the Moray Firth SAC, although the ALDP proposes development in the vicinity of the coastline, in most cases this is set back far enough from the coasts so that the impact on the qualifying features of the SAC, particularly bottlenose dolphins, is not likely to be significant. The only proposal of any significance relating to the Moray Firth that still remains screened is the Aberdeen Harbor extension as this will involve development directly on the coast with no buffer.

It is Aberdeen City Council's obligation to either amend the plan or incorporate mitigation measures to ensure that the ALDP does not adversely affect the integrity of the SACs.

In mitigating the effects of the plan on the protected sites, a choice has been made from the following alternatives:

- Deleting the policy or proposal that may cause the likely significant effect;
- Changing the nature or type of potentially damaging proposals;
- Reducing the scale of the potentially damaging provision, whether it is an overall level of growth across all or part of the plan area, or a single proposal of a specific scale or size;
- Relocating or altering the spatial distribution of the potentially damaging provision;
- Phasing or timing of a proposal so that its possible effects can be adequately managed over time;
- Programming a proposal so that it is dependent on key infrastructure provision or upgrading, such as water supply or waste water treatment, being in place before it could proceed;
- Requiring buffer zones to be put in place; and
- Requiring lower-tier plans to undertake HRAs, SEAs or EIAs.

A summary of the policies and sites still judged as having a likely significant effect and the mitigation measures proposed is provided in Table 4.3 below:

Table 4.3: Initial Mitigation

Aspects of PP likely to have significant effects	Nature of likely significant effects	Mitigation measures	Any persisting risk of LSE?
LR1 Land Release Policy	River Dee SAC – HL, RI, WA, EoP, D, WQ, EoN Moray Firth SAC – RI, EoP, D, WQ, EoN	We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP. The following mitigation measures will therefore apply: <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; • Buffer zones will be put in place; and • Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
LR2 Delivery of Mixed Use Communities	River Dee SAC – HL, RI, WA, D, WQ Moray Firth SAC – RI, EoP, D, WQ, EoN	We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP. The following mitigation measures will therefore apply: <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; • Buffer zones will be put in place; and • Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
T1 Land for Transport	River Dee SAC – EoP, D, EoN Moray Firth SAC – RI, D, EoN	We cannot delete the policy, change its nature or reduce its scale, because it relates to long-standing projects that have been carried forward from the previously approved LDP and have already received commitment/permission from the Council and/or the Scottish Government. The following mitigation measures will therefore apply: <ul style="list-style-type: none"> • Buffer zones will be put in place; and • Individual schemes will require to undertake HRA/EIA to ensure that LSE are fully mitigated. 	Yes
T2 Managing the Transport Impact of Development	River Dee SAC – HL, EoP, D, EoN	There is no need to delete the proposal, change its nature or reduce its scale as it merely lists a series of aspirational projects identified by the Strategic Transport Fund. In most cases, no specific information is provided on what form these projects will ultimately take. The following mitigation measures will apply to any schemes being taken forward: <ul style="list-style-type: none"> • Buffer zones will be put in place; and • Individual schemes will be required to undertake HRA/EIA to ensure that LSE are fully mitigated. 	Yes
OP9 Grandhome	River Dee SAC - WA	We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP, and this allocation was made in the approved ALDP 2012. The following mitigation measures will therefore apply: <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning 	Yes

		permission is granted to ensure effects are fully mitigated.	
OP10 Dubford	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP16 Muggiemoss Mill	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP17 Stoneywood	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP18 Craibstone North and Walton Farm	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP19 Rowett North	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP20 Craibstone South	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p>	Yes

		<p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own individual assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	
OP21 Rowett South	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP22 Greenferns Landward	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP28 Greenferns	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP29 Prime 4 Business Park	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP31 Maidencraig South East	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; 	Yes

		<ul style="list-style-type: none"> • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	
OP32 Maidencraig North East	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own individual assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP33 Greenferns	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP38 Countesswells	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP40 Cults Pumping Station	River Dee SAC - RI, WA, D, EoP, WQ	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; • Buffer zones will be put in place; and • Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP41 Friarsfield	River Dee SAC - RI, WA, D, EoP, WQ	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; • Buffer zones will be put in place; and 	Yes

		<ul style="list-style-type: none"> Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	
OP42 Kennerty Mill	River Dee SAC - RI, WA, D, EoP, WQ	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> Development will be phased so that effects can be adequately managed over time; Development will be programmed so that it does not proceed without the necessary infrastructure being in place; Buffer zones will be put in place; and Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP43 Milltimber Primary School	River Dee SAC - RI, WA, D, EoP, WQ	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> Development will be phased so that effects can be adequately managed over time; Development will be programmed so that it does not proceed without the necessary infrastructure being in place; Buffer zones will be put in place; and Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP45 Peterculter East	River Dee SAC - RI, WA, EoP, D, WQ, EoN	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> Development will be phased so that effects can be adequately managed over time; Development will be programmed so that it does not proceed without the necessary infrastructure being in place; Buffer zones will be put in place; and Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP46 Culter House Road	River Dee SAC - RI, WA, EoP, D, WQ	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> Development will be phased so that effects can be adequately managed over time; Development will be programmed so that it does not proceed without the necessary infrastructure being in place; Buffer zones will be put in place; and Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP47 Edgehill Road	River Dee SAC - RI, WA, EoP, D, WQ	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> Development will be phased so that effects can be adequately managed over time; Development will be programmed so that it does not proceed without the necessary infrastructure being in place; Buffer zones will be put in place; and Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes

OP48 Oldfold	River Dee SAC - RI, WA, EoP, D, WQ	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP51 Peterculter Burn	River Dee SAC - EoP, D, WQ	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; • Buffer zones will be put in place; and • Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP52 Malcolm Road	River Dee SAC - RI, WA, EoP, D, WQ	<p>We cannot delete the policy, change its nature or reduce the scale of land release due to the housing need identified for the Peterculter area and the need to support the local primary school.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; • Buffer zones will be put in place; and • Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP108 Mid Anguston	River Dee SAC - RI, WA, EoP, D, WQ	<p>We cannot delete the policy, change its nature or reduce the scale of land release due to the housing need identified for the Peterculter area and the need to support the local primary school.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; • Buffer zones will be put in place; and • Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP109 Woodend, Peterculter	River Dee SAC - RI, WA, EoP, D, WQ	<p>We cannot delete the policy, change its nature or reduce the scale of land release due to the housing need identified for the Peterculter area and the need to support the local primary school.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; • Buffer zones will be put in place; and • Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP56 Cove	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p>	Yes

		<p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	
OP59 Loirston	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own individual assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP62 Aberdeen Harbour, Nigg Bay	Moray Firth SAC - RI, CS, EoP, D, WQ, EoN	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as this is identified as a national development in the Scottish Government's National Planning Framework 3 (NPF3).</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP63 Prime Four Business Park Phase 5 Extension	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release due to the exceptional demand for business land in the area.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • The site will be subject to a masterplanning exercise; • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP74 Broadford Works	River Dee SAC - WA	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; and • Individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes
OP97 Victoria Road Primary School	River Dee SAC - EoP, D, WQ, EoN	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p>	Yes

		<ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; • Buffer zones will be put in place; and • Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	
OP99 The Waterfront, Torry	River Dee SAC - EoP, D, WQ, EoN	<p>We cannot delete the policy, change its nature or reduce the scale of land release, as land allocations for housing and employment are dictated by the approved SDP and this site was allocated in the approved ALDP 2012.</p> <p>The following mitigation measures will therefore apply:</p> <ul style="list-style-type: none"> • Development will be phased so that effects can be adequately managed over time; • Development will be programmed so that it does not proceed without the necessary infrastructure being in place; • Buffer zones will be put in place; and • Any individual development proposals with LSE will be subject to their own assessments (HRA/EIA) before planning permission is granted to ensure effects are fully mitigated. 	Yes

• 5 Conclusion on Likely Significant Effects

Following screening of the policies and development sites identified for inclusion in the proposed ALDP 2016 and the application of initial mitigation measures, we can conclude that those policies and opportunity sites still screened in have been judged to have the potential for remaining LSE on the Natura 2000 sites listed in this assessment. A further appropriate assessment must therefore be undertaken.

• 6 Appropriate Assessment

Table 6.1 - Assessment of parts of plan with LSE

Aspects of PP having LSE	Sites/features affected/ Nature of effects	LSE individually and in combination (parts of plan and with external PP)	Mitigation measures	Risk of LSE?
LR1 Land Release Policy	River Dee SAC – HL, RI, WA, EoP, D, WQ, EoN Moray Firth SAC – RI, EoP, D, WQ, EoN	Internally, there is LSE in-combination with development policies such as Delivery of Mixed Use Communities, Land for Transport and Managing the Transport Impact of Development. External to the proposed plan, there is LSE in-combination with other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; Aberdeenshire Local Development Plan; Moray Development Plan; Aberdeen Local Transport Strategy;	<p>A range of mitigation measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, contribution to the Council's mitigation strategy, management plans/construction method statements, lower-tiers assessments and additional policies. These are as follows:</p> <p>Prohibitions</p> <ul style="list-style-type: none"> • Policy NE1 refuses to permit developments likely to destroy or erode the character and/or function of the Green Space Network. • Policy NE7 will prohibit development in areas at risk from coastal erosion and flooding (strong). In addition to the requirement for a Flood Risk Assessment (FRA), protection and promotion of public access to and along the coast will be protected and promoted wherever possible. 	No

		<p>Aberdeen Core Paths Plan; Aberdeen Local Housing Strategy; Aberdeen Western Peripheral Route; Nestrans Regional Transport Strategy and Aberdeen Offshore Windfarm.</p> <p>LSE in-combination effects are due to increased demand for water abstraction to support additional development which may create conditions of low water flow; poor water quality through run-off from construction works, diffuse and point pollution from land management and development; loss of habitat to housing developments; development in low lying areas and flood plains exacerbating the effects of climate change and disturbance to species (otter) and supporting habitats. For proposed developments in coastal locations there may be a potential negative impact on Bottlenose dolphins if noise is generated.</p>	<ul style="list-style-type: none"> • Policy NE6 requires all development to be connected to the public sewers. Private wastewater treatment systems in sewerred areas will not be permitted. <p>Case-specific explicit policy restrictions</p> <ul style="list-style-type: none"> • Policy I1 is a case-specific explicit policy restriction requiring developers to provide infrastructure, services and facilities to support new development. • Policy T4 is another a case-specific explicit policy restriction where development will not be permitted unless the impact on air quality is assessed and measures to mitigate the impact of air pollutants are proposed and can be agreed with the Planning Authority. <p>Contributing to the Council's mitigation strategy</p> <ul style="list-style-type: none"> • Policy I1 requires developers to meet or make a contribution to the Council's mitigation strategy through meeting the cost of providing or improving such infrastructure or facilities. • Preamble to Policy NE6 proposes a strategic-level Regional SuDS by Aberdeen City Council to provide sustainable flood risk management at a strategic scale to which developers will contribute. This will be detailed out in Supplementary Guidance on Transport and Infrastructure (Planning Obligations) and Natural Environment (Flooding, Drainage and Water Quality). <p>Case-specific policy caveats</p> <ul style="list-style-type: none"> • Policy T2 is a case-specific policy caveat requiring developers to demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. • Policy NE6 requires developers to demonstrate that there will be no adverse effects on the environment, amenity and public health when providing a private sewerage system where there is no public sewerage system. • Policy NE7 is also a case-specific policy caveat requiring developers to demonstrate through appropriate marine noise modelling that adverse impacts on Bottlenose Dolphins and Atlantic Salmon are avoided. <p>Management plans</p> <ul style="list-style-type: none"> • Developers will be required to submit a Construction Method Statement to include pollution prevention safeguards, drainage arrangements, sewerage treatment arrangements, how locations of outfalls are provided (detailing timing and method of installation), information on important habitats and species in the immediate vicinity, wildlife surveys, riverine buffer strip of approximately 10m from the river bank to the edge of the development ground to reduce disturbance to otters foraging along a riverbank, and information on the proximity of otter holts and resting if relevant. <p>Other Provisions</p>	
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			<ul style="list-style-type: none"> • Policy T5 requires that, in cases where exposure to noise is likely to arise from development, a Noise Impact Assessment (NIA) will be required and submitted with the planning application by the applicant. • Policy H2 requires applicants for development or change of use within Mixed Use Areas to take into account the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. • Policy R7 requires a reduction in the pressure on water extraction from the River Dee and the pressure on water infrastructure, and for all new buildings to use water saving technologies and techniques. • Policy R7 also requires developers of major infrastructure projects or other developments that will cross the Green Space Network to protect and enhance the coherence of the network. <p>Lower-tier Assessments - SEA/HRA/FRA/DIA</p> <ul style="list-style-type: none"> • In addition to the requirement of SEA and HRA for lower tier plans and strategies, Policy NE6 requires applications to provide a Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) for areas liable to flooding and for developments of any size that affect sensitive areas. 	
LR2 Delivery of Mixed Use Communities	River Dee SAC – HL, RI, WA, D, WQ Moray Firth SAC – RI, EoP, D, WQ, EoN	<p>Internally, there is LSE in-combination with development policies such as Land Release Policy, Land for Transport and Managing the Transport Impact of Development.</p> <p>External to the proposed plan, there is LSE in-combination with other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; Aberdeenshire Local Development Plan; Moray Development Plan; Aberdeen Local Transport Strategy; Aberdeen Core Paths Plan; Aberdeen Local Housing Strategy; Aberdeen Western Peripheral Route; Nestrans Regional Transport Strategy and Aberdeen Offshore Windfarm.</p> <p>LSE in-combination effects are due to increased demand for water abstraction to support additional development which may create conditions of low water flow; poor water quality through</p>	As above.	No

		run-off from construction works, diffuse and point pollution from land management and development; loss of habitat to housing developments; development in low lying areas and flood plains exacerbating the effects of climate change and disturbance to species (otter) and supporting habitats. For proposed developments in coastal locations there may be a potential negative impact on Bottlenose dolphins if noise is generated.		
T1 Land for Transport	River Dee SAC – EoP, D, EoN Moray Firth SAC – RI, D, EoN	Internally, there is LSE in-combination with development policies such as Land Release Policy, Delivery of Mixed Use Communities and Managing the Transport Impact of Development. External to the proposed plan, there is LSE in-combination with other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; Aberdeenshire Local Development Plan; Moray Development Plan; Aberdeen Local Transport Strategy; Aberdeen Core Paths Plan; Aberdeen Local Housing Strategy; Aberdeen Western Peripheral Route; Nestrans Regional Transport Strategy and Aberdeen Offshore Windfarm. LSE in-combination effects are due to increased demand for water abstraction to support additional development which may create conditions of low water flow; poor water quality through run-off from construction works, diffuse and point pollution from land management and development; loss of habitat to housing developments; development in low lying areas and flood plains exacerbating the	<p>A range of mitigation measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, contribution to the Council's mitigation strategy, management plans/construction method statements, lower-tiers assessments and additional policies. These are as follows:</p> <p>Prohibitions</p> <ul style="list-style-type: none"> • Policy NE1 refuses to permit developments likely to destroy or erode the character and/or function of the Green Space Network. • Policy NE7 will prohibit development in areas at risk from coastal erosion and flooding (strong). In addition to the requirement for a Flood Risk Assessment (FRA), protection and promotion of public access to and along the coast will be protected and promoted wherever possible. • Policy NE6 requires all development to be connected to the public sewers. Private wastewater treatment systems in sewerred areas will not be permitted. <p>Case-specific explicit policy restrictions</p> <ul style="list-style-type: none"> • Policy I1 is a case-specific explicit policy restriction requiring developers to provide infrastructure, services and facilities to support new development. • Policy T4 is another a case-specific explicit policy restriction where development will not be permitted unless the impact of the development on air quality is assessed and measures to mitigate the impact of air pollutants are proposed and can be agreed with the Planning Authority. <p>Contributing to the Council's mitigation strategy</p> <ul style="list-style-type: none"> • Policy I1 requires developers to meet or make a contribution to the Council's mitigation strategy through meeting the cost of providing or improving such infrastructure or facilities. • Preamble to Policy NE6 proposes a strategic-level Regional SuDS by Aberdeen City Council to provide sustainable flood risk management at a strategic scale to 	No

		<p>effects of climate change and disturbance to species (otter) and supporting habitats. For proposed developments in coastal locations there may be a potential negative impact on Bottlenose dolphins if noise is generated.</p>	<p>which developers will contribute. This will be detailed out in Supplementary Guidance on Transport and Infrastructure (Planning Obligations) and Natural Environment (Flooding, Drainage and Water Quality).</p> <p>Case-specific policy caveats</p> <ul style="list-style-type: none"> • Policy T2 is a case-specific policy caveat requiring developers to demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel. • Policy NE7 is also a case-specific policy caveat requiring developers to demonstrate through appropriate marine noise modelling that adverse impacts on Bottlenose Dolphins and Atlantic Salmon are avoided. <p>Management plans</p> <ul style="list-style-type: none"> • Developers will be required to submit a Construction Method Statement to include pollution prevention safeguards, drainage arrangements, sewerage treatment arrangements, how locations of outfalls are provided (detailing timing and method of installation), information on important habitats and species in the immediate vicinity, wildlife surveys, riverine buffer strip of approximately 10m from the river bank to the edge of the development ground to reduce disturbance to otters foraging along a riverbank, and information on the proximity of otter holts and resting if relevant <p>Other Provisions</p> <ul style="list-style-type: none"> • Policy T5 requires that, in cases where exposure to noise is likely to arise from development, a Noise Impact Assessment (NIA) will be required and submitted with the planning application by the applicant. • Policy H2 requires applicants for development or change of use within Mixed Use Areas to take into account the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. • Policy R7 requires developers of major infrastructure projects or other developments that will cross the Green Space Network to protect and enhance the coherence of the network. <p>Lower-tier Assessments - SEA/HRA/FRA/DIA</p> <ul style="list-style-type: none"> • In addition to the requirement of SEA and HRA for lower tier plans and strategies, Policy NE6 requires applications to provide a Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) for areas liable to flooding and for developments of any size that affect sensitive areas. 	
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T2 Managing the Transport Impact of Development	River Dee SAC – HL, EoP, D, EoN	<p>Internally, there is LSE in-combination with development policies such as Land Release, Delivery of Mixed Use Communities and Land for Transport.</p> <p>External to the proposed plan, there is LSE in-combination with other plans like Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; Aberdeenshire Local Development Plan; Aberdeen City Local Transport Strategy; Aberdeen Core Paths Plan; Aberdeen Local Housing Strategy; Aberdeen Western Peripheral Route; and Nestrans Regional Transport Strategy.</p> <p>LSE in-combination effects are poor water quality through run-off from construction works, diffuse and point pollution from land management and development; development in low lying areas and flood plains exacerbating the effects of climate change and disturbance to species (otter) and supporting habitats.</p>	<p>A range of mitigation measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, contribution to the Council's mitigation strategy, management plans/construction method statements, lower-tiers assessments and additional policies. These are as follows:</p> <p>Prohibitions</p> <ul style="list-style-type: none"> • Policy NE1 refuses to permit developments likely to destroy or erode the character and/or function of the Green Space Network. • Policy NE6 requires all development to be connected to the public sewers. Private wastewater treatment systems in sewerred areas will not be permitted. <p>Case-specific explicit policy restrictions</p> <ul style="list-style-type: none"> • Policy I1 is a case-specific explicit policy restriction requiring developers to provide infrastructure, services and facilities to support new development. • Policy T4 is another a case-specific explicit policy restriction where development will not be permitted unless the impact of the development on air quality is assessed and measures to mitigate the impact of air pollutants are proposed and can be agreed with the Planning Authority. <p>Contributing to the Council's mitigation strategy</p> <ul style="list-style-type: none"> • Policy I1 requires developers to meet or make a contribution to the Council's mitigation strategy through meeting the cost of providing or improving such infrastructure or facilities. • Preamble to Policy NE6 proposes a strategic-level Regional SuDS by Aberdeen City Council to provide sustainable flood risk management at a strategic scale to which developers will contribute. This will be detailed out in Supplementary Guidance on Transport and Infrastructure (Planning Obligations) and Natural Environment (Flooding, Drainage and Water Quality). <p>Case-specific policy caveats</p> <ul style="list-style-type: none"> • Policy NE6 requires developers to demonstrate that there will be no adverse effects on the environment, amenity and public health when providing a private sewerage system where there is no public sewerage system. • Policy NE7 is also a case-specific policy caveat requiring developers to demonstrate through appropriate marine noise modelling that adverse impacts on Bottlenose Dolphins and Atlantic Salmon are avoided. <p>Management plans</p> <ul style="list-style-type: none"> • Developers will be required to submit a Construction Method Statement to include pollution prevention safeguards, drainage arrangements, sewerage treatment arrangements, how locations of outfalls are provided (detailing timing and method 	No
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			<p>of installation), information on important habitats and species in the immediate vicinity, wildlife surveys, riverine buffer strip of approximately 10m from the river bank to the edge of the development ground to reduce disturbance to otters foraging along a riverbank, and information on the proximity of otter holts and resting if relevant</p> <p>Other Provisions</p> <ul style="list-style-type: none"> • Policy T5 requires that, in cases where exposure to noise is likely to arise from development, a Noise Impact Assessment (NIA) will be required and submitted with the planning application by the applicant. • Policy H2 requires applicants for development or change of use within Mixed Use Areas to take into account the existing uses and character of the surrounding area and avoid undue conflict with the adjacent land uses and amenity. • Policy R7 requires developers of major infrastructure projects or other developments that will cross the Green Space Network to protect and enhance the coherence of the network. <p>Lower-tier Assessments - SEA/HRA/FRA/DIA</p> <ul style="list-style-type: none"> • In addition to the requirement of SEA and HRA for lower tier plans and strategies, Policy NE6 requires applications to provide a Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) for areas liable to flooding and for developments of any size that affect sensitive areas. 	
OP9 Grandhome	River Dee SAC - WA	<p>Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP10, OP16, OP17, OP18, OP19, OP20, OP21, OP22, OP28, OP29, OP31, OP32, OP33, OP38, OP41, OP44, OP48, OP56, OP59, OP63 and OP74).</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p>	<p>This will be mitigated by the following policies:</p> <ul style="list-style-type: none"> • Policy R7 requires a reduction in the pressure on water extraction from the River Dee and the pressure on water infrastructure, and for all new buildings to use water saving technologies and techniques; and • In addition to the requirement of SEA and HRA for lower tier plans and strategies, Policy NE6 requires applications to provide a Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) for areas liable to flooding and for developments of any size that affect sensitive areas. 	No
OP10 Dubford	River Dee SAC - WA	<p>Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River</p>	As above.	No

		Dee (OP9, OP16, OP17, OP18, OP19, OP20, OP21, OP22, OP28, OP29, OP31, OP32, OP33, OP38, OP41, OP44, OP48, OP56, OP59, OP63 and OP74). External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.		
OP16 Muggiemoss Mill	River Dee SAC - WA	Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP10, OP17, OP18, OP19, OP20, OP21, OP22, OP28, OP29, OP31, OP32, OP33, OP38, OP41, OP44, OP48, OP56, OP59, OP63 and OP74). External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.	As above.	No
OP17 Stoneywood	River Dee SAC - WA	Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP10, OP16, OP18, OP19, OP20, OP21, OP22, OP28, OP29, OP31, OP32, OP33, OP38, OP41, OP44, OP48, OP56, OP59, OP63 and OP74). External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen	As above.	No

		Local Development Plan 2012; and the Aberdeenshire Local Development Plan.		
OP18 Craibstone North and Walton Farm	River Dee SAC - WA	Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP10, OP16, OP17, OP19, OP20, OP21, OP22, OP28, OP29, OP31, OP32, OP33, OP38, OP41, OP44, OP48, OP56, OP59, OP63 and OP74). External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.	As above.	No
OP19 Rowett North	River Dee SAC - WA	Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP10, OP16, OP17, OP18, OP20, OP21, OP22, OP28, OP29, OP31, OP32, OP33, OP38, OP41, OP44, OP48, OP56, OP59, OP63 and OP74). External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.	As above.	No
OP20 Craibstone South	River Dee SAC - WA	Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP10, OP16, OP17, OP18, OP19, OP21, OP22, OP28, OP29, OP31, OP32, OP33, OP38,	As above.	No

		<p>OP41, OP44, OP48, OP56, OP59, OP63 and OP74).</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p>		
OP21 Rowett South	River Dee SAC - WA	<p>Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP10, OP16, OP17, OP18, OP19, OP20, OP22, OP28, OP29, OP31, OP32, OP33, OP38, OP41, OP44, OP48, OP56, OP59, OP63 and OP74).</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p>	As above.	No
OP22 Greenferns Landward	River Dee SAC - WA	<p>Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP10, OP16, OP17, OP18, OP19, OP20, OP21, OP28, OP29, OP31, OP32, OP33, OP38, OP41, OP44, OP48, OP56, OP59, OP63 and OP74).</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p>	As above.	No

OP29 Prime 4 Business Park	River Dee SAC - WA	Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP10, OP16, OP17, OP18, OP19, OP20, OP21, OP22, OP28, OP31, OP32, OP33, OP38, OP41, OP44, OP48, OP56, OP59, OP63 and OP74). External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.	As above.	No
OP31 Maidencraig South East	River Dee SAC - WA	Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP10, OP16, OP17, OP18, OP19, OP20, OP21, OP22, OP28, OP29, OP32, OP33, OP38, OP41, OP44, OP48, OP56, OP59, OP63 and OP74). External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.	As above.	No
OP32 Maidencraig North East	River Dee SAC - WA	Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP10, OP16, OP17, OP18, OP19, OP20, OP21, OP22, OP28, OP29, OP31, OP33, OP38, OP41, OP44, OP48, OP56, OP59, OP63 and OP74). External to the proposed plan,	As above.	No

		there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.		
OP33 Greenferns	River Dee SAC - WA	Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP10, OP16, OP17, OP18, OP19, OP20, OP21, OP22, OP28, OP29, OP31, OP32, OP38, OP41, OP44, OP48, OP56, OP59, OP63 and OP74). External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.	As above.	No
OP38 Countesswells	River Dee SAC - WA	Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP10, OP16, OP17, OP18, OP19, OP20, OP21, OP22, OP28, OP29, OP31, OP32, OP33, OP41, OP44, OP48, OP56, OP59, OP63 and OP74). External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.	As above.	No
OP56 Cove	River Dee SAC - WA	Internally, there is LSE in-combination with other development proposals of a	As above.	No

		<p>significant size which will require water abstraction from the River Dee (OP9, OP10, OP16, OP17, OP18, OP19, OP20, OP21, OP22, OP28, OP29, OP31, OP32, OP33, OP38, OP41, OP44, OP48, OP59, OP63 and OP74).</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p>		
OP59 Loirston	River Dee SAC - WA	<p>Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP10, OP16, OP17, OP18, OP19, OP20, OP21, OP22, OP28, OP29, OP31, OP32, OP33, OP38, OP41, OP44, OP48, OP56, OP63 and OP74).</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p>	As above.	No
OP63 Prime Four Business Park Phase 5 Extension	River Dee SAC - WA	<p>Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP10, OP16, OP17, , OP18, OP19, OP20, OP21, OP22, OP28, OP31, OP32, OP33, OP38, OP41, OP44, OP48, OP56, OP59 and OP74).</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the</p>	As above.	No

		Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.		
OP74 Broadford Works	River Dee SAC - WA	Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP10, OP16, OP17, OP18, OP19, OP20, OP21, OP22, OP28, OP29, OP31, OP32, OP33, OP38, OP41, OP44, OP48, OP56, OP59 and OP63). External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.	As above.	No
OP41 Friarsfield	River Dee SAC - RI, WA, D, EoP, WQ	Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP16, OP17, OP10, OP18, OP19, OP20, OP21, OP22, OP28, OP29, OP31, OP32, OP33, OP44, OP48, OP56, OP63, and OP74) and with other developments not listed here which are in close proximity to the River Dee (OP40, OP42, OP43, OP45, OP46, OP47, OP51, OP97 and OP99). External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan. LSE in-combination effects are an	<p>A range of mitigation measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, contribution to the Council's mitigation strategy, management plans/construction method statements, lower-tiers assessments and additional policies. These are as follows:</p> <p>Prohibitions</p> <ul style="list-style-type: none"> • Policy NE1 refuses to permit developments likely to destroy or erode the character and/or function of the Green Space Network. • Policy NE6 requires all development to be connected to the public sewers. Private wastewater treatment systems in sewered areas will not be permitted. <p>Case-specific explicit policy restrictions</p> <ul style="list-style-type: none"> • Policy I1 is a case-specific explicit policy restriction requiring developers to provide infrastructure, services and facilities to support new development. • Policy T4 is another a case-specific explicit policy restriction where development will not be permitted unless the impact of the development on air quality is assessed and measures to mitigate the impact of air pollutants are proposed and can be agreed with the Planning Authority. <p>Contributing to the Council's mitigation strategy</p>	No

		<p>increase in the need for water abstraction to service new development; poor water quality through run-off from construction works, diffuse and point pollution from land management and development; development in low lying areas and flood plains exacerbating the effects of climate change, and disturbance to species (otter) and supporting habitats.</p>	<ul style="list-style-type: none"> • Policy I1 requires developers to meet or make a contribution to the Council's mitigation strategy through meeting the cost of providing or improving such infrastructure or facilities. • Preamble to Policy NE6 proposes a strategic-level Regional SuDS by Aberdeen City Council to provide sustainable flood risk management at a strategic scale to which developers will contribute. This will be detailed in Supplementary Guidance on Transport and Infrastructure (Planning Obligations) and Natural Environment (Flooding, Drainage and Water Quality). <p>Case-specific policy caveats</p> <ul style="list-style-type: none"> • Policy NE6 requires developers to demonstrate that there will be no adverse effects on the environment, amenity and public health when providing a private sewerage system where there is no public sewerage system. • Policy NE7 is also a case-specific policy caveat requiring developers to demonstrate through appropriate marine noise modelling that adverse impacts on Bottlenose Dolphins and Atlantic Salmon are avoided. <p>Management plans</p> <ul style="list-style-type: none"> • Developers will be required to submit a Construction Method Statement to include pollution prevention safeguards, drainage arrangements, sewerage treatment arrangements, how locations of outfalls are provided (detailing timing and method of installation), information on important habitats and species in the immediate vicinity, wildlife surveys, riverine buffer strip of approximately 10m from the river bank to the edge of the development ground to reduce disturbance to otters foraging along a riverbank and information on the proximity of otter holts and resting if relevant <p>Other Provisions</p> <ul style="list-style-type: none"> • Policy T5 requires that, in cases where exposure to noise is likely to arise from development, a Noise Impact Assessment (NIA) will be required and submitted with the planning application by the applicant. • Policy R7 requires a reduction in the pressure on water extraction from the River Dee and the pressure on water infrastructure, and for all new buildings to use water saving technologies and techniques. • Policy R7 also requires developers of major infrastructure projects or other developments that will cross the Green Space Network to protect and enhance the coherence of the network. <p>Lower-tier Assessments - SEA/HRA/FRA/DIA</p> <ul style="list-style-type: none"> • In addition to the requirement of SEA and HRA for lower tier plans and strategies, Policy NE6 requires applications to provide a Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) for areas liable to flooding and for developments of any size that affect sensitive areas. 	
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OP48 Oldfold	River Dee SAC - RI, WA, EoP, D, WQ	<p>Internally, there is LSE in-combination with other development proposals of a significant size which will require water abstraction from the River Dee (OP9, OP16, OP17, OP10, OP18, OP19, OP20, OP21, OP22, OP28, OP29, OP31, OP32, OP33, OP41, OP44, OP56, OP63 and OP74) and with other developments not listed here which are in close proximity to the River Dee (OP40, OP42, OP43, OP45, OP46, OP47, OP51, OP97 and OP99).</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p> <p>LSE in-combination effects are an increase in the need for water abstraction to service new development; poor water quality through run-off from construction works, diffuse and point pollution from land management and development; development in low lying areas and flood plains exacerbating the effects of climate change, and disturbance to species (otter) and supporting habitats.</p>	As above.	No
OP40 Cults Pumping Station	River Dee SAC - RI, D, EoP, WQ	<p>Internally, there is LSE in-combination with other development proposals in close proximity to the River Dee (OP41, OP42, OP43, OP45, OP46, OP47, OP48, OP51, OP52, OP97 and OP99).</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic</p>	<p>A range of mitigation measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, contribution to the Council's mitigation strategy, management plans/construction method statements, lower-tiers assessments and additional policies. These are as follows:</p> <p>Prohibitions</p> <ul style="list-style-type: none"> • Policy NE1 refuses to permit developments likely to destroy or erode the character and/or function of the Green Space Network. • Policy NE6 requires all development to be connected to the public sewers. 	No

		<p>Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p> <p>LSE in-combination effects are poor water quality through run-off from construction works, diffuse and point pollution from land management and development; development in low lying areas and flood plains exacerbating the effects of climate change, and disturbance to species (otter) and supporting habitats.</p>	<p>Private wastewater treatment systems in sewerred areas will not be permitted.</p> <p>Case-specific explicit policy restrictions</p> <ul style="list-style-type: none"> • Policy I1 is a case-specific explicit policy restriction requiring developers to provide infrastructure, services and facilities to support new development. • Policy T4 is another a case-specific explicit policy restriction where development will not be permitted unless the impact of the development on air quality is assessed and measures to mitigate the impact of air pollutants are proposed and can be agreed with the Planning Authority. <p>Contributing to the Council's mitigation strategy</p> <ul style="list-style-type: none"> • Policy I1 requires developers to meet or make a contribution to the Council's mitigation strategy through meeting the cost of providing or improving such infrastructure or facilities. • Preamble to Policy NE6 proposes a strategic-level Regional SuDS by Aberdeen City Council to provide sustainable flood risk management at a strategic scale to which developers will contribute. This will be detailed in Supplementary Guidance on Transport and Infrastructure (Planning Obligations) and Natural Environment (Flooding, Drainage and Water Quality). <p>Case-specific policy caveats</p> <ul style="list-style-type: none"> • Policy NE6 requires developers to demonstrate that there will be no adverse effects on the environment, amenity and public health when providing a private sewerage system where there is no public sewerage system. • Policy NE7 is also a case-specific policy caveat requiring developers to demonstrate through appropriate marine noise modelling that adverse impacts on Bottlenose Dolphins and Atlantic Salmon are avoided. <p>Management plans</p> <ul style="list-style-type: none"> • Developers will be required to submit a Construction Method Statement to include pollution prevention safeguards, drainage arrangements, sewerage treatment arrangements, how locations of outfalls are provided (detailing timing and method of installation), information on important habitats and species in the immediate vicinity, wildlife surveys, riverine buffer strip of approximately 10m from the river bank to the edge of the development ground to reduce disturbance to otters foraging along a riverbank and information on the proximity of otter holts and resting if relevant <p>Other Provisions</p> <ul style="list-style-type: none"> • Policy T5 requires that, in cases where exposure to noise is likely to arise from development, a Noise Impact Assessment (NIA) will be required and submitted with the planning application by the applicant. • Policy R7 also requires developers of major infrastructure projects or other 	
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			<p>developments that will cross the Green Space Network to protect and enhance the coherence of the network.</p> <p>Lower-tier Assessments - SEA/HRA/FRA/DIA</p> <ul style="list-style-type: none"> In addition to the requirement of SEA and HRA for lower tier plans and strategies, Policy NE6 requires applications to provide a Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) for areas liable to flooding and for developments of any size that affect sensitive areas. 	
OP42 Kennerty Mill	River Dee SAC - RI, D, EoP, WQ	<p>Internally, there is LSE in-combination with other development proposals in close proximity to the River Dee (OP40, OP41, OP43, OP45, OP46, OP47, OP48, OP51, OP52, OP97 and OP99.</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p> <p>LSE in-combination effects are poor water quality through run-off from construction works, diffuse and point pollution from land management and development; development in low lying areas and flood plains exacerbating the effects of climate change, and disturbance to species (otter) and supporting habitats.</p>	As above.	No
OP45 Peterculter East	River Dee SAC - RI, EoP, D, WQ, EoN	<p>Internally, there is LSE in-combination with other development proposals in close proximity to the River Dee (OP40, OP41, OP42, OP43, OP46, OP47, OP48, OP51, OP52, OP97 and OP99.</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012;</p>	As above.	No

		<p>and the Aberdeenshire Local Development Plan.</p> <p>LSE in-combination effects are poor water quality through run-off from construction works, diffuse and point pollution from land management and development; development in low lying areas and flood plains exacerbating the effects of climate change, and disturbance to species (otter) and supporting habitats.</p>		
OP46 Culter House Road	River Dee SAC - RI, EoP, D, WQ	<p>Internally, there is LSE in-combination with other development proposals in close proximity to the River Dee (OP40, OP41, OP42, OP43, OP45, OP47, OP48, OP51, OP52, OP97 and OP99.</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p> <p>LSE in-combination effects are poor water quality through run-off from construction works, diffuse and point pollution from land management and development; development in low lying areas and flood plains exacerbating the effects of climate change, and disturbance to species (otter) and supporting habitats.</p>	As above.	No
OP47 Edgehill Road	River Dee SAC - RI, EoP, D, WQ	<p>Internally, there is LSE in-combination with other development proposals in close proximity to the River Dee (OP40, OP41, OP42, OP43, OP45, OP46, OP48, OP51, OP52, OP97 and OP99.</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the</p>	As above.	No

		<p>Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p> <p>LSE in-combination effects are poor water quality through run-off from construction works, diffuse and point pollution from land management and development; development in low lying areas and flood plains exacerbating the effects of climate change, and disturbance to species (otter) and supporting habitats.</p>		
OP51 Peterculter Burn	River Dee SAC - EoP, D, WQ	<p>Internally, there is LSE in-combination with other development proposals in close proximity to the River Dee (OP40, OP41, OP42, OP43, OP45, OP46, OP47, OP48, OP51, OP52, OP97 and OP99.</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p> <p>LSE in-combination effects are poor water quality through run-off from construction works, diffuse and point pollution from land management and development; development in low lying areas and flood plains exacerbating the effects of climate change, and disturbance to species (otter) and supporting habitats.</p>	As above.	No
OP52 Malcolm Road	River Dee SAC - RI, EoP, D, WQ	<p>Internally, there is LSE in-combination with other development proposals in close proximity to the River Dee (OP40, OP41, OP42, OP43, OP45, OP46, OP47, OP48, OP51, OP97 and OP99.</p> <p>External to the proposed plan,</p>	As above.	No

		<p>there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p> <p>LSE in-combination effects are poor water quality through run-off from construction works, diffuse and point pollution from land management and development; development in low lying areas and flood plains exacerbating the effects of climate change, and disturbance to species (otter) and supporting habitats.</p>		
OP108 Mid Anguston	River Dee SAC - RI, EoP, D, WQ	<p>Internally, there is LSE in-combination with other development proposals in close proximity to the River Dee (OP40, OP41, OP42, OP43, OP45, OP46, OP47, OP48, OP51, OP97 and OP99.</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p> <p>LSE in-combination effects are poor water quality through run-off from construction works, diffuse and point pollution from land management and development; development in low lying areas and flood plains exacerbating the effects of climate change, and disturbance to species (otter) and supporting habitats.</p>	As above.	No
OP109 Woodend, Peterculter	River Dee SAC - RI, EoP, D, WQ	<p>Internally, there is LSE in-combination with other development proposals in close proximity to the River Dee (OP40, OP41, OP42, OP43, OP45, OP46,</p>	As above.	No

		<p>OP47, OP48, OP51, OP97 and OP99.</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p> <p>LSE in-combination effects are poor water quality through run-off from construction works, diffuse and point pollution from land management and development; development in low lying areas and flood plains exacerbating the effects of climate change, and disturbance to species (otter) and supporting habitats.</p>		
OP97 Victoria Road Primary School	River Dee SAC - RI, EoP, D, WQ	<p>Internally, there is LSE in-combination with other development proposals in close proximity to the River Dee (OP40, OP41, OP42, OP43, OP45, OP46, OP47, OP48, OP51, OP52 and OP99.</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p> <p>LSE in-combination effects are poor water quality through run-off from construction works, diffuse and point pollution from land management and development; development in low lying areas and flood plains exacerbating the effects of climate change, and disturbance to species (otter) and supporting habitats.</p>	As above.	No
OP99 The Waterfront, Torry	River Dee SAC - EoP, D, WQ, EoN	Internally, there is LSE in-combination with other	As above.	

		<p>development proposals in close proximity to the River Dee (OP40, OP41, OP42, OP43, OP45, OP46, OP47, OP48, OP51, OP52 and OP97.</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; and the Aberdeenshire Local Development Plan.</p> <p>LSE in-combination effects are poor water quality through run-off from construction works, diffuse and point pollution from land management and development; development in low lying areas and flood plains exacerbating the effects of climate change, and disturbance to species (otter) and supporting habitats.</p>		
OP62 Aberdeen Harbour, Nigg Bay	Moray Firth SAC - RI, CS, EoP, D, WQ, EoN	<p>Internally, there is LSE in-combination with other development proposals in close proximity to the coast (OP1, OP2, OP3, OP7, OP53, OP54, OP55, OP56, OP58 OP78, OP83, OP85, OP88 and OP99.).</p> <p>External to the proposed plan, there is LSE in-combination with development allocations identified in other plans such as the Aberdeen City and Shire Strategic Development Plan; Aberdeen Local Development Plan 2012; the Aberdeenshire Local Development Plan and the Moray Development Plan.</p> <p>LSE in-combination effects are poor water quality through run-off from construction works, diffuse and point pollution from land management and development; development in low lying areas and flood plains exacerbating the effects of climate change, and</p>	<p>A range of mitigation measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, contribution to the Council's mitigation strategy, management plans/construction method statements, lower-tiers assessments and additional policies. These are spelt out as follows:</p> <p>Prohibitions</p> <ul style="list-style-type: none"> • Policy NE1 refuses to permit developments likely to destroy or erode the character and/or function of the Green Space Network. • Policy NE7 will prohibit development in areas at risk from coastal erosion and flooding (strong). In addition to the requirement for a Flood Risk Assessment (FRA), protection and promotion of public access to and along the coast will be protected and promoted wherever possible. • Policy NE6 requires all development to be connected to the public sewers. Private wastewater treatment systems in sewered areas will not be permitted. <p>Case-specific explicit policy restrictions</p> <ul style="list-style-type: none"> • Policy I1 is a case-specific explicit policy restriction requiring developers to provide infrastructure, services and facilities to support new development. • Policy T4 is another a case-specific explicit policy restriction where development will not be permitted unless the impact of the development on air quality is 	No

		<p>disturbance to species and supporting habitats. There may also be a potential negative impact on Bottlenose dolphins if noise is generated.</p>	<p>assessed and measures to mitigate the impact of air pollutants are proposed and can be agreed with the Planning Authority.</p> <p>Contributing to the Council's mitigation strategy</p> <ul style="list-style-type: none"> • Policy 11 requires developers to meet or make a contribution to the Council's mitigation strategy through meeting the cost of providing or improving such infrastructure or facilities. • Preamble to Policy NE6 proposes a strategic-level Regional SuDS by Aberdeen City Council to provide sustainable flood risk management at a strategic scale to which developers will contribute. This will be detailed out in Supplementary Guidance on Transport and Infrastructure (Planning Obligations) and Natural Environment (Flooding, Drainage and Water Quality). <p>Case-specific policy caveats</p> <ul style="list-style-type: none"> • Policy NE6 requires developers to demonstrate that there will be no adverse effects on the environment, amenity and public health when providing a private sewerage system where there is no public sewerage system. • Policy NE7 is also a case-specific policy caveat requiring developers to demonstrate through appropriate marine noise modelling that adverse impacts on Bottlenose Dolphins and Atlantic Salmon are avoided. <p>Management plans</p> <ul style="list-style-type: none"> • Developers will be required to submit a Construction Method Statement to include pollution prevention safeguards, drainage arrangements, sewerage treatment arrangements, how locations of outfalls are provided (detailing timing and method of installation), information on important habitats and species in the immediate vicinity, wildlife surveys, riverine buffer strip of approximately 10m from the river bank to the edge of the development ground to reduce disturbance to otters foraging along a riverbank and information on the proximity of otter holts and resting if relevant. <p>Other Provisions</p> <ul style="list-style-type: none"> • Policy T5 requires that, in cases where exposure to noise is likely to arise from development, a Noise Impact Assessment (NIA) will be required and submitted with the planning application by the applicant. • Policy R7 requires developers of major infrastructure projects or other developments that will cross the Green Space Network to protect and enhance the coherence of the network. <p>Lower-tier Assessments - SEA/HRA/FRA/DIA</p> <ul style="list-style-type: none"> • In addition to the requirement of SEA and HRA for lower tier plans and strategies, Policy NE6 requires applications to provide a Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) for areas liable to flooding and for 	
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			developments of any size that affect sensitive areas.	
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7 Conclusions

We have carried out appropriate assessment of aspects of the Aberdeen Local Development Plan 2016 which we have screened to have LSE effects on Natura 2000 sites either alone or in combination with other aspects of the plan or with other plans or projects. Mitigation measures we have applied include:

- Case-specific explicit policy restrictions;
- Case-specific policy caveats;
- HRA/SEA/DIA/FRA for lower-tier plans and projects;
- Contractors method statements;
- Contribution to Aberdeen City Council's mitigation strategy; and
- Other protective policies

In light of the assessment carried out therefore and the mitigation measures applied, it has been ascertained that the Aberdeen Local Development Plan 2016 will not adversely affect the integrity of the Natura 2000 sites listed in this assessment.

Appendix 1 – Plans and Projects With In-Combination Effects on the River Dee SAC and Moray Firth SAC

- Aberdeen City and Shire Strategic Development Plan
- Aberdeen Local Development Plan 2012
- Aberdeenshire Local Development Plan
- Moray Development Plan
- Aberdeen City Local Transport Strategy (LTS)
- Aberdeen Core Paths Plan (CPP)
- Aberdeen Local Housing Strategy (LHS)
- Aberdeen Western Peripheral Route (AWPR)
- Nestrans Regional Transport Strategy (RTS)
- Aberdeen Offshore Windfarm.

Appendix 2 – All Sites with Potential In-Combination Effects on the River Dee SAC

- OP39 Braeside Infant School
- OP40 Cults Pumping Station
- OP41 Friarsfield
- OP42 Kennerty Mill
- OP43 Milltimber Primary School
- OP45 Peterculter East
- OP48 Oldfold
- OP52 Malcolm Road
- OP57 Craighill Primary School, Kincorth
- OP59 Loirston
- OP62 Aberdeen Harbour, Nigg Bay
- OP64 Ness Solar Farm
- OP69 140 Causewayend
- OP70 35 Froghall Road
- OP71 41 Nelson Street
- OP74 Broadford Works
- OP75 Denmore Road Retail
- OP76 Causewayend Primary School
- OP79 Crown House
- OP81 Denburn and Woolmanhill
- OP87 Pittodrie Park
- OP95 Triple Kirks
- OP97 Victoria Road School
- OP98 VSA Gallowgate
- OP99 The Waterfront, Old Torry
- OP51 Peterculter Burn
- OP102 George Street/ Crooked Lane
- OP103 Former Torry Nursery School
- OP104 Craiginches Prison
- OP105 East Tullos Gas Holder
- OP106 Beach Esplanade (Jimmy Chung's)
- OP108 Mid Anguston
- OP109 Woodend Peterculter

Appendix 3 - All Sites with Potential In-Combination Effects on the Moray Firth SAC

- OP1 Murcar
- OP2 Berryhill, Murcar
- OP3 Findlay Farm, Murcar
- OP7 Aberdeen College Gordon Centre
- OP13 AECC Bridge of Don
- OP53 Aberdeen Gateway
- OP54 Altens East and Doonies
- OP55 Blackhills Quarry, Cove
- OP56 Cove
- OP58 Stationfields, Cove
- OP62 Aberdeen Harbour, Nigg Bay
- OP64 Ness Solar Farm
- OP78 Cotton Street
- OP83 Energy Futures Centre, South Beach
- OP85 King Street / Beach Esplanade
- OP88 Pittodrie Park
- OP106 Beach Esplanade (Jimmy Chung's)
- OP75 Denmore Road