

4.a. General Greenfield Assessment			
Topic	Score	Comments	Mitigation
Biodiversity	-	<p>The development of a greenfield site is likely to have long-term, irreversible adverse impact on the variety and abundance of native wildlife through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat.</p> <p>Where present, development is unlikely to safeguard the conservation objectives and qualifying features of any international, national or locally important designated site that may be present (where present these are highlighted in individual assessments), unless required to do so through mitigation.</p> <p>Greenfield sites which fall within the River Dee catchment area and may have a negative impact on the conservation objectives and biodiversity of the SAC due to the pathway between the site and the River Dee. These sites are highlighted within the individual assessments. Greenfield development across the whole city will increase demand for water which is likely to be abstracted from the River Dee; this has been determined through the Strategic Development Plan and the effects on the conservation objectives of the SAC will be assessed in a Habitats Regulations Appraisal.</p> <p>A greenfield development site provides a valuable habitat and development is not likely to maintain and enhance the populations of protected species which may be present, or their habitats and resting places unless required to do so through mitigation (specific impacts are identified).</p> <p>Development of greenfield sites provides an opportunity to enhance green networks and habitat networks, but in developing a site there will be barriers created and some existing networks may be lost resulting in habitat fragmentation.</p> <p>Development of greenfield areas will result in the loss of trees, woodland, field margins and hedges.</p> <p>Where present, proposals do not automatically protect and promote watercourses.</p>	<p>Appropriate Assessment will be required where a proposal is likely to affect the River Dee SAC.</p> <p>Ecological assessments will be required where a development is likely to affect a designated site or protected species. Bat surveys in particular will be required where bats are suspected</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Policy will require that watercourses are maintained as naturalised channels with riparian buffer strips, and not subject to excessive engineering work. Where there are existing culverts, there may be opportunities to reinstate them as open watercourses, enhancing their biodiversity value.</p> <p>Requirement for all new developments to install water saving technologies to help minimise abstraction from the River Dee.</p> <p>Trees can be protected by altering site boundaries or layouts to maintain areas of important or protected trees.</p>
Air	-	<p>There will be a short term negative impact on air quality during construction due to the release of particulate matter (dust).</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>In general, development does not increase the population directly affected by any Air Quality Management Area, which cover a very small area in Aberdeen. Where relevant this is highlighted in the individual assessments.</p>	<p>Air quality policy 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.</p> <p>Walking, cycling and public transport improvements, including developer contributions where necessary.</p>
Climatic Factors	-	<p>Greenfield development is likely to be in peripheral locations where sustainable and active travel is more difficult to achieve and development is likely to lead to increased congestion and is unlikely to encourage the use of public transport.</p> <p>Greenfield sites have the potential to maximise passive solar gain as there are fewer constraints. There is generally not adequate shelter from winds.</p> <p>New buildings are more efficient than the existing stock of buildings, however 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.</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. Any areas at risk of flooding, or close to areas at risk of flooding, are highlighted in individual assessments.</p>	<p>All new buildings must install low and zero carbon generating technologies to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>New developments and buildings should be sited and oriented so as to maximise the benefit from passive solar gain and shelter from winds.</p> <p>[For flooding and drainage mitigation, see individual assessments]</p>

Topic	Score	Comments	Mitigation
Soil	-	<p>The development of a greenfield site is likely to have short term adverse affects on soil through erosion, desegregation and compaction.</p> <p>Development may also result in the release of substances during construction that could potentially contaminate the soil. Measures should be in place to ensure that possible contamination from construction will be properly remediated and not affect the quality of the soil.</p> <p>Greenfield development will avoid the development of prime quality agricultural land, of which there is none in Aberdeen.</p> <p>Greenfield development does not encourage the redevelopment of brownfield land.</p> <p>Any development on peat soil could affect the ability of the soil to store carbon and therefore have a detrimental effect on CO2 emissions. The development of peat soils is likely to worsen Carbon Dioxide and Nitrous Oxide emissions. There is limited known peatland in Aberdeen City and in general there will be no impact- where there is an impact this would be highlighted in the individual assessments.</p> <p>The development of greenfield sites will protect any sites identified as important for geodiversity and LNCS identified for geological or geomorphological value, although there are very few of these in Aberdeen (highlighted in the individual assessments). In general proposals do not seek to encourage greater understanding of geodiversity features.</p> <p>All new development is likely to increase the amount of waste produced, both during the construction phase and household/commercial waste from the development itself.</p> <p>It is likely that some of this increase in waste will be sent to landfill, however adequate facilities and collections services will require to be in place to ensure that as much as possible is recycled. This should be ensured through mitigation.</p>	<p>Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.</p> <p>LDP Spatial Strategy encourages the redevelopment of brownfield land by requiring a certain number of homes to be accommodated on brownfield land.</p> <p>Policy states that landfill is the option of last resort for waste. The plan will also support the provision of new waste facilities as required by the Zero Waste Plan and Aberdeen Waste Strategy.</p>
Water	-	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.</p> <p>The development of a greenfield site is likely to release water borne pollution into watercourses, groundwater and reservoirs if present.</p> <p>Development will also increase the amount of surface water run-off into water bodies.</p> <p>The development of a general greenfield site will avoid an increase in development that physically impacts.</p>	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>There will be a policy requiring all new developments to install water-saving technologies to help minimise abstraction from the River Dee.</p> <p>Drainage Impact Assessments will be required to be submitted with applications for development , with provision for SUDS made where appropriate.</p>
Landscape	-	<p>Greenfield development will also safeguard any designed landscapes or areas identified for landscape quality. It is likely that development of a general greenfield site will have a permanent and negative affect on the landscape setting of the city. However, this may be particularly significant in some locations that are especially prominent across the whole city. Where relevant, this is highlighted in the individual assessments.</p> <p>Greenfield development is likely to have a negative affect on landscape features, setting and character, including any geological features which may be present. The nature of land use in the area will be changed and displaced. Similarly, the land cover will be reduced through development. The relationship between land forms and land use, field pattern and boundaries as well as buildings and structures will change. Moreover, one's experience of the landscape is likely to change, in terms of openness, scale, colour, texture, visual diversity, line, pattern.</p> <p>Where there are degraded or derelict parts of the greenfield site, these will be improved through new development.</p> <p>In general greenfield development has the potential to result in coalescence of settlements and/or urban sprawl. Development in the coastal area will impact on the undeveloped coastal environment.</p>	<p>Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.</p> <p>Any sites which occupy an especially visible and prominent location within the context of the whole city will not be allocated.</p>

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Population	+	Where a site is proposed for housing, development is likely to have long-term positive effects meeting housing demand. However, it can not be taken for granted that housing will be provided that supports the needs of an aging population, those people in housing need that can not afford private housing, students and families. It can also not be presumed that development will meet other particular needs such as people with disabilities or Gypsies & Travellers. Redevelopment of brownfield sites may also contribute to the regeneration of an area. The development of greenfield sites for employment use will promote economic growth through the provision of new jobs.	Policy to require a set percentage of affordable housing in every new development will enhance positive population effects. Masterplanning process also ensures that larger developments accommodate an appropriate mix of house types and sizes to provide choice and flexibility in meeting needs and demands. Policy also requires provision for Gypsies and Travellers to be made in certain parts of the city.
Human Health	+/-	Greenfield development should safeguard the quantity and quality of existing open space and may also be required to make contributions towards the improvement of existing open space. This should be specified through mitigation measures. Within larger greenfield developments, there is likely to be a positive impact on human health as a result of new provision of quality open space and recreational facilities, however this may be limited within smaller greenfield developments. Attempts will be made to establish and enhance links between new residential areas and local facilities and recreation, with any severed links replaced/mitigated.	Qualifying developments will be required to make provision for new open space as appropriate through policy. [For site-specific human health mitigation, see individual assessments]
Cultural Heritage	+/-	Greenfield 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. There may also be negative effects on other non-designated built heritage features such as historic landscapes, historic buildings, townscapes, parks, gardens, landscapes and features as well as the context or setting in which they sit, and the patterns of past use and landscape. The planning and design of developments which are in keeping with existing settlements in terms of design, layout, material and quality are likely to have long term positive affects. But new developments that deviate from existing designs could adversely affect the setting of historic settlements in the long-term.	Proposals affecting Conservation Areas or Listed Buildings will require prior consent and will only be permitted where they comply with SPP. New development may also provide opportunities to enhance the setting of any heritage assets present. Architecture and Placemaking policy require all new development to have due consideration for its setting. [for site specific heritage mitigation, see individual assessments]

Topic	Score	Comments	Mitigation
Material Assets	++	<p>The development will provide housing and employment opportunities as well as access to community facilities for the people of Aberdeen, to meet identified needs. The development of new employment land also promotes economic growth and provides jobs.</p> <p>The creation of new material assets in association with larger greenfield developments is likely to include social infrastructure (schools, housing, healthcare facilities); transport infrastructure (road, rail, paths, pipelines and bridges); water-delivery infrastructure; sewerage infrastructure, energy infrastructure (power stations, pylons, power cables, wind turbines and pipelines); tourism and recreation (caravan and camping sites); telecommunication infrastructure (telephone masts, satellite television and broadband); and waste management infrastructure (waste collection, transfer stations and composting facilities).</p> <p>There may be an impact upon school rolls associated with new residential development. This may be either positive in terms of supporting schools with low rolls or negative in terms of placing extra demand for places on schools with limited capacity to accommodate them. Where relevant impacts are highlighted in the individual assessments.</p> <p>Other factors relating to material assets, such as adequate space for kerbside collection or recycling facilities should also be ensured.</p> <p>Greenfield development is less likely to be close to existing paths than developments in urban areas and new provision will be required.</p> <p>Greenfield development has the potential to improve access to natural and built assets depending on its location, this should be ensured through mitigation.</p> <p>Development will safeguard core paths and rights of way and enhance links between paths, this should be ensured through mitigation.</p>	<p>Where there will be a negative impact on existing infrastructure, developer contributions may be required as appropriate.</p> <p>[for site specific material assets mitigation, see individual assessments]</p>

4.b. Greenfield Preferred Options (Opportunity Sites)					When Last Assessed and Changes Since
Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++)	
OP62 Aberdeen Harbour Expansion, Nigg Bay					First assessed for Proposed Plan 2014. Comments and mitigation on flooding, water and human health informed by comments from SEPA.
	Climatic Factors	--	Site is potentially at medium to high risk of flooding from coastal sources (within or adjacent to 0.5% flood outline). Nature of proposals yet to be confirmed.	Flood Risk Assessment required.	
	Biodiversity	--	Likely to be cross-boundary effects on bottlenose dolphin, a qualifying interest of the Moray Firth SAC, through impact of construction and operation on water quality and noise generation.	HRA Appropriate Assessment likely to be required, which will trigger requirement for EIA. CEMP required and ecological assessment required. Appropriate buffer zones to be in place. Appropriate noise-modelling to assess impact on bottlenose dolphin.	
	Water	--	Potential to impact on the quality of Aberdeen Bathing Water. Also within the vicinity of East Tullos Burn, which faces existing pollution pressure from the Tullos industrial estates that a new harbour might exacerbate. Site is at risk of flooding and there may be a subsequent negative impact on water quality in the event of a flood.	Flood Risk Assessment required. Studies should be undertaken to determine and avoid impact on Aberdeen Bathing Water. Appropriate measures for protection of East Tullos Burn required.	
	Human Health	-	Potential to impact negatively on the quality and amenity of Aberdeen Bathing Beach.	Studies should be undertaken as to the potential impact on the quality and amenity of the bathing beach.	
	Material Assets	++/--	Site is at risk of flooding and there may be a subsequent negative impact on material assets in the event of flood damage to assets.	Flood Risk Assessment required.	
OP54 Altens East and Doonies with expansion					Existing site; brand new assessment for Proposed Plan 2014. Includes a new extension, also newly assessed.
	Biodiversity	-	There is likely to be only a small negative impact given the site is currently open grassland of low biodiversity value. Given to the industrial/operational nature of the proposals, opportunities for habitat and green network enhancement are limited, however landscaping is proposed on the edges of the site.		
	Air	-	May be a longer term and on-going negative effect on air quality from the operation of the facilities; however this is uncertain. There is likely to be some localised negative impact on air arising from increased operation traffic in the built-up area, but overall benefit from reduced journey times for the fleet, due to co-location of facilities.		

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	Climatic Factors	++/-	Likely to be a localised increase in congestion from increased traffic in the built-up area, which will worsen greenhouse gas emissions, but there will be an overall benefit from reduced journey times, due to co-location of facilities. Modern waste management facilities will significantly reduce waste to landfill and methane emissions.		
	Soil	++/-	New facilities will deal with waste more efficiently, reducing the amount sent to landfill which will have a positive effect on soil. May result in release of substances that may contaminate the ground; this is uncertain.		
	Landscape	-/--	The site is not in an very prominent location in the context of the whole city. However is very visible from the Coast Road. Landscape impact will be greater if multi-storey car-parking is included.	Visual impact to be mitigated with appropriate screening. Ground or low-level car-parking preferred.	
	Human Health	-	Facilities are likely to generate noise, and there may be other negative amenity impacts. However site is not located near any residential areas so impact of human health likely to be limited. Unlikely to include any provision for open or recreational space.		
	Material Assets	++	Development will provide strategic and sophisticated waste management facilities capable of dealing with waste from the whole city. By locating the facilities with the depot, significant efficiency savings will also be generated.	Site will be safeguarded for the development of new waste management facilities.	
OP2 Berryhill Murcar					Existing site. Updated to reflect comments on flooding by SEPA.
	Climatic Factors	-	Small part of the site is at risk of 0.5% annual risk of flooding from several small watercourses on the site. Groundwater features on the site may indicate a shallow water table. Areas of the site are also vulnerable to surface water flooding.	Flood Risk Assessment required.	
	Biodiversity	-	Site is in close proximity to the Balgownie/Blackdog Links Local Nature Conservation Site, however site itself is not covered by this designation and any significant effects are unlikely.		
	Landscape	-	This site is in close proximity to the coast, and occupies a parcel of land that slopes down to the coast from the main road into Aberdeen; it so may detract from the view both from land to sea and from the sea to the shore at points.		
	Human Health	+/-	There is an aspirational Core Path passing through the site which must be protected from loss or severance. There may be opportunities for this to be realised and/or enhanced improved as part of the development.		

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	Cultural Heritage	+/-	The Berryhill Salmon Netting Station is a Category B listed building on the site. Its setting may be negatively affected by development if not designed sensitively, however it may also be enhanced and accessibility improved.		
OP61 Calder Park					Calder Park was previously OP80 for a new stadium; is now proposed for a new academy and has been fully reassessed for Proposed Plan 2014.
	Biodiversity	-	This site does not have any environmental designations, although the Kincorth Hill Local Nature Conservation Site is in close proximity. Unlikely that this development would have any impact. Site falls within the River Dee catchment, and there are potential pathways from the site to the Dee.		
	Air	--	Development of a new Academy will likely cause an increase in car traffic in the area from journeys to school. The site is in close proximity to the Wellington Road AQMA and may have a negative or worsening impact on it.	Apply LDP policies to mitigate transport impact, possibly including travel planning, safe routes to school in place and public transport provision.	
	Climatic factors	-/+	A new Academy at this location will increase the distance many pupils have to travel, leading to an increase in private car journeys to school. This is likely to lead to an increase in greenhouse gas emissions. However, new Academy will be more efficient than two ageing schools it is replacing. Instances of flooding may be due to an issue with culverts on the site. Parts of the site may also be at risk of watercourse flooding.	Apply LDP policies to mitigate transport impact, possibly including travel planning, safe routes to school in place and public transport provision. Flood Risk Assessment required.	
	Soil	+/-	The principle of merging two existing schools into one modern building is likely to reduce the volume of waste generated by the Council's schools estate in the longer term, however the scale of this benefit is uncertain. Likely to be some negative impact on soil as a result of development on the site.		
	Population	++	Development will fulfil the requirements of surrounding communities for modern fit-for-purpose secondary school which will enable the City to cope with increased school roll in future years.	LDP text will safeguard site for development of a new academy.	
	Human Health	--	There will be the loss of public open space and sports pitches. There may, however, be the opportunity to create formal links within the development to improve access to other open spaces such as Kincorth Hill.	Apply LDP policies to ensure replacement pitches are provided. May also be the opportunity to improve access to other open spaces such as Kincorth Hill.	
OP60 Charleston					Existing site. Last assessed for Proposed Plan 2010. Add detail to all indicators and reference to soil and landscape.
	Biodiversity	-	Development is located within the River Dee catchment, however it is not on a direct pathway. Skylark and Swift have been recorded in the vicinity but impact is not likely to be significant.		

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	Air	--	This site has been proposed for a large scale business park development would be likely to result in significant commuter traffic with a negative impact on air quality; may have a negative effect on the Wellington Road AQMA.	Apply LDP policies on air quality, requiring appropriate mitigation measures to be agreed for detailed development proposals.	Updated to reflect flood risk information from SEPA.
	Climatic Factors	-	This site has been proposed for a large scale business park development would be likely to result in significant commuter traffic which will lead to increased greenhouse gas emissions. There is the potential for fluvial flooding from small watercourses on the site. Small areas of the site may be at risk of surface water flooding.	Flood Risk Assessment required.	
	Soil	-	Unknown filled ground onsite and development would require to investigate this resulting in remediation if there is any contamination remaining.		
	Landscape	-	May be some loss of historic consumption dykes on site, but these are not formally designated heritage assets.		
OP38 Countesswells					Existing site. Last assessed for Proposed Plan 2010. Add reference to River Dee.
	Biodiversity	--	Site is within River Dee catchment but is not on a direct pathway. Owing to the size of the site, there is also likely to be a significant effect on the River Dee SAC due to water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Apply policy R7 which requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required.	Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	-	There is a small fluvial risk from the multiple watercourses on the site. Areas of the site appear to be at risk of pluvial flooding. Groundwater features on the site may also indicate a potential risk of flooding due to a shallow water table.	Flood Risk Assessment required.	
OP56 Cove					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Biodiversity	--	Owing to the large size of the site, there is likely to be a negative effect on the River Dee SAC through pressure on water abstraction to service new development.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required.	

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	Landscape	--	Site will have a significant impact on landscape due to the site being a residential expansion close to the road (A90, main route into Aberdeen).	Apply LDP Design policies, including D5 landscape, ensure high quality placemaking, architecture and protection of the historic environment. Landscape fit also considered as part of the masterplan for the site.	
OP18 and OP20 Craibstone North & South					Existing site. Last assessed Proposed Plan 2010. Add detail to biodiversity and reference to material assets. Updated to reflect comments on flood risk from SEPA.
	Biodiversity	--	This is a large greenfield site with existing habitats. The woodland along the Gough Burn and in the centre of the southern site is part of the ancient woodland. There is extensive woodland cover on the southern site and along the Green Burn in the northern area and at the Mill of Craibstone. There are records of Red Squirrel, Badger and a variety of birds that are listed on the Scottish Biodiversity List. Owing to the size of the site, there is also likely to be a significant effect on the River Dee SAC due to water abstraction.	Apply LDP Natural Environment policies which ensure the protection of non-designated natural heritage, trees, woodland and watercourses. Species surveys, CEMP and ecological assessment also likely to be required. Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required.	
	Water	--	Part of the site is identified as being at risk of flooding; there is likely to be a negative impact on water quality as a result of a flood event.	Flood Risk Assessment required.	
	Climatic Factors	--	Part of the site is identified as being at 0.5% annual risk of flooding from the Green Burn which flows through the middle of the site. There are parts of the site which may be at risk of surface water flooding.	Flood Risk Assessment required.	
	Material Assets	+/--	The site is also close to areas identified as having poorer quality open space, meaning that the development has scope to improve open space provision in this part of the city, for new and existing residents. Part of the site is at risk of flooding, meaning there is likely be a negative impact through loss or damage of material assets in the event of a flood.	FRA required. Apply Flood Risk Framework which identifies uses most suited to different levels of flood risk.	
OP46 Culter House Road Milltimber					Existing site. Last assessed for Proposed Plan 2010. Add reference to River Dee.
	Climatic Factors	-	There is a possible risk of fluvial flooding from a small watercourse along the NE boundary of the site. History of flooding due to blocked culverts.	Flood Risk Assessment may required.	

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	Biodiversity	--	Site is within the River Dee catchment; there may be some significant negative effects on the SAC from polluting run-off. Site is bounded by priority habitats to the west, north and east so there may be some negative impact, although site itself is not covered by any designation.	HRA Appropriate Assessment and EIA may be required, CEMP and ecological assessment required to address impact on designated sites and protected species. Appropriate buffer zones to be in place.	Updated to reflect comments on flood risk from SEPA.
OP10 Dubford					Existing site. Last assessed Proposed Plan 2010. Add reference to biodiversity. Site includes Dubford Brickworks and Mundurno (previously assessed separately). Updated to reflect comments from SEPA on flood risk. Site has Planning Permission.
	Biodiversity	--	This site is predominantly improved grassland and arable agricultural land. Some mature trees towards the north of the site, around the farmhouse, are protected by a Tree Preservation Order (27).	Development will be phased and programmed so effects can be adequately managed over time. Apply LDP policies protecting trees and woodland.	
	Climatic Factors	--	Part of the site is identified as being at 0.5% annual risk of fluvial flooding. There are historical records of flooding, and site may be vulnerable to the future effects of climate change.	Flood Risk Assessment required.	
	Water	--	Part of the site is identified as being at risk of flooding, which is likely to have a negative impact on water quality in the event of a flood.	Flood Risk Assessment required.	
	Material Assets	--	Part of the site is at risk of flooding, which is likely to have a negative effect in the event of a flood through the loss or damage to material assets.	FRA required. Apply Flood Risk Framework which identifies uses most suited to different levels of flood risk.	
	Soil	+/-	Development would enable the remediation of contaminated land at the Dubford Brickworks site, although there may be negative impacts on soil on the rest of the development site, meaning the overall impact on soil is mixed.		
OP23 Dyce Drive					Existing site. Re-assessed for Proposed Plan 2014. Comments on flooding, water and material assets updated to reflect SEPA comments inc. new requirement for FRA Site has Planning Permission.
	Climatic Factors	-	Parts of the site likely to be at risk of fluvial flooding from small watercourses going through site. Development may increase the risk of flooding elsewhere. Patches of the site are also at risk of surface water flooding.	Flood Risk Assessment required	
	Air	--	Although this site itself is not an AQMA, an increase in journeys to and from this site from the rest of the city may be felt on the Anderson Drive AQMA, which may worsen air quality or lead to an extension of the AQMA.	LDP policies on strategic transport improvements, managing the transport impact of development and sustainable and active travel.	
	Human Health	+/-	There is a Core Path (4) running through the site. Some potential for loss or severance if not carefully considered. However quality and access may also be improved through development.		

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	Material Assets	+/-	There is a Core Path (4) running through the site. Some potential for loss or severance if not carefully considered. However quality and access may also be improved through development.		
OP8 East Woodcroft North					Existing site. Last assessed Proposed Plan 2010. Add reference to biodiversity and LNCS.
	Biodiversity	-	There is Wych Elm in the west of the site which is a North East Local Biodiversity Action Plan Species. Scotstown Moor/Perwinnes Moss SSSI and LNCS lie to the east of the site but this site itself is not covered by any designation.		
OP47 Edgehill Road Milltimber					Existing site. Last assessed for Proposed Plan 2010. Add reference to River Dee.
	Climatic Factors	-	There is a possible risk of flooding from a small watercourse along the east boundary of the site. History of flooding due to blocked culverts. Steep gradient may increase surface water run-off.	Flood Risk Assessment required.	Updated to reflect comments on flood risk from SEPA.
	Biodiversity	--	Site is within the River Dee catchment, but it is not on a direct pathway. May be some significant negative effects on the SAC from polluting run-off.	HRA Appropriate Assessment and EIA may be required. CEMP and ecological assessment also required. Appropriate buffer zones to be in place.	
OP53 Aberdeen Gateway					Existing site. Last assessed for Proposed Plan 2010. Add reference to River Dee.
	Biodiversity	-	Site is within River Dee Catchment but is not on a direct pathway, therefore effects unlikely to be significant.		
	Climatic Factors	-	May be some small risk of surface water flooding however this is not significant.		
	Landscape	-	Development will have a slight negative impact on the landscape setting of the site, but these effects will be localised. The site is open farmland that is clearly visible from the nearby area but there is already development in the area which is similar to what is proposed.		
	Population	+	This additional development does have the potential to positively affect material assets and population through the creation of employment opportunities and supporting the expansion of business.		
OP83 Energy Futures Centre South Beach					Existing site. Last assessed for Proposed Plan 2010. Add reference to River Dee.
	Biodiversity	-	Site falls within River Dee catchment area but is not on a direct pathway, therefore effects not likely to be significant.		Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	-	Adjacent to areas at risk of 0.5% risk of annual flooding from coastal sources. Areas of the site are also at risk of surface water flooding.	Flood Risk Assessment required.	

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	Human Health	-	Development would result in the loss of open space, having a negative impact on human health. However site is low quality grassland that is not currently well used for recreation.		
	Material Assets	++	Proposal for Energy Futures Centre will help the local economy diversify to renewable energy by offering both an office for sustainable energy ventures and a tourism destination to help learn about renewable energy.	LDP text will specify that site is reserved for an energy futures centre.	
OP34 East Arnhall					Existing site. Last assessed for Proposed Plan 2010.
	Air	-	Proposal for hotel and employment development in this location will increase commuter traffic and impact on air quality, however site is already relatively well integrated into the surrounding area.		Updated to reflect comments on flood risk from SEPA.
	Landscape	-	The site is prominent and will have an adverse impact on landscape, however this will only be local as the site is not in a prominent position in the context of the whole city.		
	Climatic Factors	--	There is flooding associated with the Brodiach Burn, which is adjacent to the west edge of the site and may be vulnerable to future climate change. Part of the site is identified as being at 0.5% risk of flooding from fluvial sources.	Flood Risk Assessment required.	
	Water	--	Part of the site is identified as being at risk of flooding; there is likely to be a negative impact on water quality in the event of a flood.	Flood Risk Assessment required.	
	Material Assets	--	Part of the site is identified as being at risk of flooding; there is likely to be a negative impact in the event of a flood through the loss or damage of material assets.	Flood Risk Assessment required. Flood Risk Framework identifies which types of uses are most suited to different levels of flood risk.	
OP3 Findlay Farm, Murcar					Existing site. Reassessed for Proposed Plan 2014.
	Biodiversity	-	Site is in close proximity to the Balgownie-Blackdog Links Local Nature Conservation Site; however there is unlikely to be any significant negative effects as the site itself is not covered by this designation.		
	Climatic Factors	-	Patches of the site may be at risk of some surface water flooding.		
	Landscape	-	This site is in close proximity to the coast, and occupies a parcel of land that slopes down to the coast from the main road into Aberdeen; it so may detract from the view both from land to sea and from the sea to the shore at points.		
OP41 Friarsfield					Existing site. Last assessed for

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
	Biodiversity	--	Likely to be a significant negative effect on River Dee SAC due to water abstraction to service development, impact on water quality, and disturbance from construction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required. CEMP and ecological assessment also required. Appropriate buffer zones to be in place.	Proposed Plan 2010. Updated to reflect comments from SEPA on flood risk.
	Climatic Factors	--	There is a potential for flood risk on this site. Part of the site is at 0.5% annual risk of flooding from fluvial sources. There are small areas at risk of surface water flooding; historic incidences of flooding of roads nearby.	Flood Risk Assessment required. Conditions may specify that small watercourses are regularly maintained. Policy requires that existing culverts are restored where possible.	
	Water	--	Part of the site is at risk of flooding, which is likely to have a negative effect on water quality in the event of a flood.	Flood Risk Assessment required.	
	Material Assets	++/--	Part of the site is at risk of flooding, which is likely to have a negative effect through the loss or damage of material assets.	Flood Risk Assessment required. Flood Risk Framework identifies which types of uses are most suited to different levels of flood risk.	
OP9 Grandhome					Existing site. Last assessed Proposed Plan 2010. Updated to reflect comments from SEPA on flood risk.
	Biodiversity	--	There are a number of Local Nature Conservation Sites that border the site (Grandholme Moss, Stoneyhill Wood and River Don), meaning there is therefore a potential negative impact on biodiversity but no part of the site itself is covered by a designation. Owing to the size of the site, there is also likely to be a significant effect on the River Dee SAC due to water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment/EIA may be required.	
	Climatic Factors	-	Site is adjacent to an area of flood risk; but topography shows flooding is unlikely on this site. Site is very large, and there is potential for some areas to be at risk of surface water flooding.		
	Landscape	-	Landscape impacts would be high if not sensitively treated as it is a highly visible site.		

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++)/(-)	When Last Assessed and Changes Since
	Cultural Heritage	-	There are some non-designated historical features on-site and there may be a slight negative impact on cultural heritage. Henge at Whitestripes Farm is a Scheduled Ancient Monument. School and burial ground on SAM record close to Whitestripes Cottage. There is a risk of some loss or disturbance; but there could also be enhancement if development is designed sensitively.		
OP28 & OP33 Greenferns					Existing site. Last assessed for Proposed Plan 2010. Add detail to biodiversity. Updated to reflect comments on flood risk from SEPA.
	Biodiversity	--	Bucks Burn LNCS in close proximity so there may be some negative impact, but site itself is not covered by this designation. There are also smaller areas of Wet Woodland (Priority Habitat), Pond (Priority Habitat), Lowland Mixed Deciduous Woodland (Priority Habitat), Lowland Birch Woodland (NELBAP habitat), Scrub Woodland (NELBAP habitat), Mixed Woodland and Neutral Grassland. There is also Wych Elm present which is a North East Local Biodiversity Action Plan Species. Owing to the size of the site, there is likely to be some significant negative impact on the River Dee SAC as a result of water abstraction pressure to service new development.	Ecological assessment and CEMP to be required where development is likely to affect a designated site or protected species. Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment/EIA may be required.	
	Climatic Factors	--	Small part of the site identified as being at 0.5% annual risk of fluvial flooding. A drain runs through the middle of the site and the Bucks Burn passes through the site. This is a largely natural watercourse in this locality which carries high flows, and is subject to bank erosion and minor flooding.	Flood Risk Assessment required.	
	Water	--	A small part of the site is at risk of flooding, which is likely to have a negative effect on water quality in the event of a flood.	FRA required.	
	Material Assets	++/-	A small part of the site is at risk of flooding, which is likely to have a negative effect in the event of a flood through the loss or damage of material assets.	FRA required. Flood Risk Framework identifies which types of uses are most likely to be suited to different levels of flood risk.	
	Landscape	-	There is potential that the development will have cumulative effects on the primary landscape and potentially damage green linkages between Northfield and Kingswells.		
OP22 Greenferns Landward					Existing site. Last assessed for

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
	Biodiveristy	--	Owing to the size of the site, there is likely to be some significant negative impact on the River Dee SAC as a result of water abstraction pressure to service new development. Owing to the size of the development, there may also be a negative impact on the River Dee SAC from water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required.	Proposed Plan 2010. No changes.
	Climatic Factors	-	Some records of flooding caused by heavy rain. Not considered to be a significant issue.		
	Landscape	-	Development may have a detrimental effect on local landscape particularly the landscape setting of Brimmond Hill.		
OP59 Loirston					Existing site. Last assessed for Proposed Plan 2010. Add reference to LNCS.
	Biodiversity	--	Kincorth Hill and Loirston Loch are Both Local Nature Conservation Sites. Part of the site is covered by these designation. Therefore insensitive development may have a significant impacts on biodiversity. Site is within the River Dee catchment, Owing to the large size of the site, there is likely to be a negative effect on the River Dee SAC through pressure on water abstraction to service new development.	Ecological assessment and CEMP required. Green Space Network has been used to prevent development on these areas and a buffer strip has been identified for Loirston Loch. Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.	Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	-	There are multiple small watercourses on the site; also potential risk of fluvial flooding from Loirston Loch on the south of the site. Areas of the site also appear to be at risk of pluvial flooding. Groundwater features on the site may indicate that there may be a shallow groundwater table.	Flood Risk Assessment required.	
OP31 Maidencraig South East					Existing site. Last assessed for Proposed Plan 2010.
	Biodiversity	--	Development would need to be handled sensitively to take into account the Den of Maidencraig LNR. The site is within the River Dee catchment but is not on a direct pathway. Owing to the size of the site, there is likely to be a negative impact on River Dee SAC as a result of increased demand for water abstraction.	CEMP and ecological assessment required to determine and avoid effects on the LNR. Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.	Updated to reflect comments from SEPA on flood risk.

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
OP32 Maidencraig North					Existing site. Last assessed for Proposed Plan 2010. Add reference to biodiversity.
	Biodiversity	-	Site is within the River Dee catchment but is not on a direct pathway. A priority habitat runs along the north eastern boundary, but outwith the site. Owing to the size of the site, there is likely to be a negative impact on River Dee SAC as a result of increased demand for water abstraction.	CEMP and ecological assessment required to determine and avoid effects on the LNR. Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.	
OP52 Malcolm Road					New site. Last assessed Main Issues Report 2013. Additional comments and mitigation on biodiversity and water following comments from SEPA. Updated to reflect comments on flooding from SEPA.
	Biodiversity	--	The majority of the site is designated as SNH Ancient Woodland; although it has been felled this designation remains valid. There have been a number of recorded sitings of bats in and around the site. Red Squirrel and Wych Elm have also been recorded on the site. Site is within the River Dee catchment although is not on a direct pathway. May also be wet habitats on the site. Site is within River Dee catchment; may also be significant negative effects due to polluting run-off.	Apply LDP policies on protection of trees and woodland. Ecological assessment, CEMP, species surveys also likely to be required. Construction SuDS required. HRA Appropriate Assessment and EIA may be required. Appropriate buffer zones to be in place.	
	Climatic Factors	-	Small watercourse flows along boundary of site which may be a potential cause of flood risk. Section may be culverted which presents a flood risk if it becomes blocked. Groundwater features nearby may indicate a shallow water table. Small area at risk of pluvial flooding.	Flood Risk Assessment required.	
	Water	-	No watercourses on the site, although there is an open watercourse to the north west of the site. It is unclear how this will be treated as part of the development. Site does not currently connect to the public sewer. Small watercourse running adjacent to the site.	This site should connect to the public sewer. Scottish Water should be consulted to determine whether there is capacity at treatment works and the network. Opening of culverts or remeandering would be welcome.	
	Material Assets	-	The site is zoned to Culter Primary and Cults Academy. Culter Primary has sufficient capacity, however Cults Academy is forecasted to exceed capacity in 2019.	Apply LDP policy on Developer contributions to address impact on education infrastructure.	
OP66 Manor Walk					Existing site. Last assessed for Proposed Plan 2010. Amended reference to soil to refer to previous gas manufacture.
	Climatic Factors	-	Although the site is not identified as being at risk of flooding on SEPA flood maps, there is a record of surface water flooding at the boundary of the site due to drainage issues. Development of green sapce has potential to cause surface water flooding.	Flood Risk Assessment required.	

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
	Human Health	--	Development would result in the loss of open space and there may be negative impacts on human health.	Apply LDP policy which requires that replacement open will be required in an equally accessible and convenient location.	Updated to reflect comments on flood risk from SEPA.
OP108 Mid Anguston					<p>New bid. Last assessed for Main Issues Report 2013. This site was preferred in the MIR but is now an alternative option.</p> <p>Additional comments on water and biodiversity to reflect comments from SEPA.</p> <p>Updated to reflect comments on flooding from SEPA.</p>
	Biodiversity	-	Mid Anguston is no longer designated as a District Wildlife Site as a result of the recent review, but is still important in terms of habitat. Site is adjacent to field drains and streams that drain to the Gormack Burn, which is part of the River Dee SAC catchment. May be wet habitats on the site.		
	Climatic Factors	-	There are two waterbodies upgradient of the site which may be a cause of potential flood risk. Steep gradient from west to east may cause increased surface run-off.		
	Soil	-	The west boundary of the site is adjacent to land previously used for general quarrying (1869) and (1901) low level contamination may be expected which may be remediated by development.		
	Water	-	There is no public sewerage provision for this site. Site is adjacent to a disused quarry where there is a confined water body vulnerable to contamination.		
	Cultural Heritage	0	Development would result in no loss or disturbance of built or cultural elements.		
	Material Assets	+/-	The site lies within the area zoned for Culter Primary and Cults Academy. There are no capacity issues in Peterculter Primary, however Cults Academy is forecasted to exceed capacity in 2019.		
OP1 Murcar					Existing site. Last assessed Proposed Plan 2010. Add reference to LNCS.
	Biodiversity	-	Balgownie/Blackdog Links LNCS lies to the east of the site, however this site itself is not covered by this designation so impact not likely to be significant. There are Wych Elm present - a North East Local Biodiversity Action Plan Species. Badgers have been recorded at this site.		
	Landscape	-	This site is in close proximity to the coast, and occupies a parcel of land that slopes down to the coast from the main road into Aberdeen; it so may detract from the view both from land to sea and from the sea to the shore at points.		
OP48 Oldfold					Existing site. Last assessed for

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
	Biodiversity	--	Site is within River Dee catchment but is not on a direct pathway. May be some significant negative effects on the SAC as a result of water abstraction pressure owing to the size of the site and polluting run-off.	HRA Appropriate Assessment and EIA may be required. CEMP required to help avoid negative impact on SAC. Ecological assessment required.	Proposed Plan 2010. Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	-	There is a possible risk of fluvial flooding due to small watercourses within the site. There is also a steep gradient which may result in increased surface water run-off; parts of the site also at risk of pluvial flooding.	Flood Risk Assessment required.	
OP51 Peterculter Burn					Existing site. Last assessed for Proposed Plan 2010. Add reference to LNCS. Updated to reflect comments from SEPA on flood risk.
	Biodiversity	--	Development would be close to the Culter Burn LNCS, which is a tributary of the River Dee SAC so there may be a negative impact on the SAC conservation objectives through polluting run-off. May be some disturbance to qualifying species and habitats. Site also has woodland, some of which is subject to TPOs.	HRA Appropriate Assessment and EIA may be required. CEMP required to help avoid negative impact on SAC. Ecological assessment required.	
	Climatic Factors	--	Development is adjacent to the Culter Burn and the majority of the site is at 0.5% annual risk from flooding, and development may impact negatively on climate and water as a result of this.	Flood Risk Assessment required. Ensure as part of a planning application that the area around Culter Burn is not planned for a 'hard' use, but is naturalised green space.	
	Water	--	The majority of the site is at risk of flooding, and a flood event is likely to have a negative impact on water quality.	FRA required.	
	Material Assets	--	The majority of the site is at risk of flooding, and a flood event is likely to have a negative impact through the loss or damage of material assets.	FRA required. Flood Risk Framework identifies which types of uses are most appropriate for different levels of flood risk.	
	Soil	+	There will be a positive impacts on soil as the site is currently mostly a brownfield site which was previously a tip. Therefore, appropriate remedial works would improve the soil quality.		
OP45 Peterculter East					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Climatic Factors	-	Small watercourse possibly culverted through site; steep gradient which may result in additional surface water run-off. However flooding not considered to be a significant issue.		
	Biodiversity	--	Site is within the catchment of the River Dee but is not on a direct pathway. May be some significant effects as a result of run-off, potential for future flood defences, and disturbance from construction.	HRA Appropriate Assessment required which will trigger a requirement for HRA. CEMP required to help avoid negative impact on SAC. Ecological assessment required.	
OP29 Prime Four Business Park (Home Farm)					Existing site. Last assessed for

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
	Biodiversity	--	Owing to the size of the site, there is likely to be a negative impact on River Dee SAC as a result of increased demand for water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.	Proposed Plan 2010. Add reference to cultural heritage.
	Air	-	This site is now being developed for a large scale business park development which is likely to result in significant commuter traffic and impact on air. However overall significance of impact likely to be less within the context of the existing large-scale development at Prime Four.		
	Climatic Factors	-	This site is now being developed for a large scale business park development which is likely to result in significant commuter traffic and impact on climate. However overall significance of impact likely to be less within the context of the existing large-scale development at Prime Four.		
	Cultural Heritage	--	Historic Scotland have identified that there may be a significant negative impact on the setting of a scheduled consumption dyke resulting from development.	Landscaped buffer zone separates development from the dyke, protecting its setting.	
OP63 Prime Four Extension					New site. First assessed for Proposed Plan 2014.
	Biodiveristy	--	Part of the site is covered by the West Hatton LNCS designation, and is likely to result in the loss and disturbance of important semi-natural woodland habitat. Parts of the site are identified as being areas of potential bat habitat. Part of the site is also identified as Green Space Network; likely that some connectivity between habitats will be lost. Owing to the size of the site, there is likely to be a negative impact on River Dee SAC as a result of increased demand for water abstraction.	CEMP and ecological assessment required to assess and avoid impacts on the LNCS. Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required.	
	Air	-	Development is likely to increase traffic into the built up area and increase congestion at key junctions and roundabouts, such as the Kingswells Roundabout. Scale of negative impact is uncertain given the existing large-scale development at Prime Four.		
	Landscape	-	Development is likely to have a significant impact on the local landscape, through new development on a greenfield site. However it is unlikely that it will be significant given the context of surrounding large-scale development at Prime Four business park and the lie of the land.		

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++)	When Last Assessed and Changes Since
	Population	++	Development will help Prime Four continue to attract new and expanding businesses, supporting continued economic growth and job creation in Aberdeen.		
	Cultural Heritage	++/-	A category C listed Quaker burial ground lies within the site. Development has the potential to have a significant negative effect, if the site and setting of the burial ground is not treated sensitively. Site is currently overgrowth and there is potential for improvement and enhancement.	Require buffer zone around the burial ground; improved access and maintenance.	
	Material Assets	+/-	Surface electricity pylons on site; proposals are uncertain although similar issues have already been resolved satisfactorily on site at Prime Four and this is commonplace on a development site.		
OP19 Rowett North					Existing site. Last assessed for Proposed Plan 2010. Updated to reflect comments from SEPA on flood risk.
	Biodiversity	--	Owing to the size of the site, there is likely to be a negative impact on River Dee SAC as a result of increased demand for water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required.	
	Climatic Factors	--	The site is identified as being at 0.5% annual risk of fluvial flooding from the Green Burn which flows through the centre of the site and from a small water course in the centre of the site. Ground water features on the site may indicate a shallow water table. Steep gradient may increase surface water runoff and areas of the site at risk of pluvial flooding. Owing to the size of the site, there is also likely to be a significant effect on the River Dee SAC due to water abstraction.	Flood Risk Assessment required.	
	Water	--	The Green Burn runs through the site and development could physically impact on the water course. Site is at risk of flooding which is likely to have a negative impact on water quality in the event of a flood.	FRA required.	
	Material Assets	--	Site is at risk of flooding which is likely to have a negative impact through loss or damage of material assets in the event of a flood.	FRA required. Flood Risk Framework identifies which types of uses are most appropriate for different levels of flood risk.	
	Cultural Heritage	-	There are some buildings of architectural merit on-site and development may have a negative impact on their setting if not planned and designed sensitively.		
OP21 Rowett South					Existing site. Last assessed

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
	Biodiversity	--	Site is in close proximity to the Three Hills Local Nature Conservation Site, however no part of the site itself is covered by this designation. Therefore potential negative impact on biodiversity is likely to be limited. Owing to the size of the site, there is likely to be a negative impact on River Dee SAC as a result of increased demand for water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.	Proposed Plan 2010. Add reference to filled soil, cultural heritage and material assets.
	Climatic Factors	-	Site borders the Gough Burn and another small watercourse flows through the site. Although not at significant risk of flooding, may be vulnerable to future changes in climate.		
	Soil	+/-	Area of filled ground that runs east to west. This will require to be properly remediated before development takes place, which will lead to a positive benefit for soil if handled appropriately.		
	Landscape	-	Development may impact negatively on the local landscape setting this part of the city. May also negatively affect the setting and aspect of/from Brimmond Hill Country park and result in negative affects on landscape.		
	Cultural Heritage	+/-	Listed March Stones on site and Newhills Parish Church. May be a negative effect if design is not sensitive, however may be a positive enhancement of setting and access.		
	Material Assets	+	The site is also close to areas identified as having poorer quality open space, meaning that the development has scope to improve this.		
OP58 Stationfields, Cove					Existing site. Last assessed for Proposed Plan 2010. No changes.
	All	+/-	As per general greenfield assessment.		
OP17 Stoneywood					Existing site. Last assessed for Proposed Plan 2010. Updated to reflect comments from SEPA on flood risk.
	Climatic Factors	--	Part of the site is identified as being at 0.5% annual risk of flooding from fluvial flooding from the River Don, which runs adjacent to the site. There may also be risk from small watercourses/springs/culverts running through the site.	Flood Risk Assessment required.	
	Water	--	Part of the site is at risk of flooding which is likely to have a negative effect on water quality in the event of a flood.	Flood Risk Assessment required.	
	Material Assets	--	Part of the site is at risk of flooding which is likely to have a negative effect through the loss or damage of material assets.	Flood Risk Assessment required. Flood Risk Framework identifies which types of use are most appropriate for different levels of flood risk.	

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
	Biodiversity	--	The River Don Corridor LNCS is in close proximity, although the site itself is not covered by this designation; development unlikely to have a significant negative effect on biodiversity. Owing to the size of the site, there is also likely to be a significant effect on the River Dee SAC due to water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required.	
OP30 West Huxterstone					Existing site. Last assessed Proposed Plan 2010.
	Climatic Factors	-	This site is not identified as being at risk of flooding, although there may be a small area of flooding from the Den Burn; there are historical records of flooding on the Den Burn.	Flood Risk assessment required.	Updated to reflect comments from SEPA on flood risk.
OP36 Charlie House					New site. Last assessed Main Issues Report 2013.
	Biodiversity	-	There are records of bats within the vicinity of the site (Common Pipistrelle) and Wych Elm which is a locally important species. Site is adjacent to the Den of Rubislaw LNCS, may be an effect from run-off into this watercourse. Also in close proximity, but not covered by, Den of Maidencraig LNCS.	Ecological assessment required to assess impact on LNCS and protected species.	Additional comments and mitigation on water following comments from SEPA.
	Climatic Factors	--	Part of the site is identified as being a 0.5% annual risk of fluvial flooding. Development in this area will also be vulnerable to the future effects of climate change and will reduce ability to introduce flood prevention measures	FRA will be required. Development should be limited to those areas not at risk of flooding. Flood Risk Area will be GSN. The proposer has indicated the flood risk area may be used as a naturalised sensory garden.	Updated to reflect comments from SEPA on flood risk.
	Population	++	This proposal is for a specialist children's healthcare facility which will provide a vital free service for people across the North East of Scotland.		
	Water	--	Site is adjacent to the North Burn of Rubislaw which can suffer from pollution pressures. Part of the site is also at risk of flooding which may have a negative effect on water quality in the event of a flood.	Construction SuDS required.	
	Cultural Heritage	-	The development will impact slightly on the setting of the surrounding listed buildings of the hospital and the view from the north west.		
	Material Assets	++/--	Development will provide a new city-wide respite facility for children and their families. Part of the site is at risk of flooding which may have a negative impact through the loss or damage of material assets in the event of a flood.	FRA required. Low vulnerability uses (e.g. green space) most likely to be appropriate in the area of flood risk. Flood Risk Area will be GSN. Proposer has indicated that this will be a sensory garden.	
OP109 Woodend Farm (Site 2)					New bid. Last assessed for Main

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
	Biodiversity	--	There is an LNCS adjacent to the north. This site falls within the River Dee catchment area. The presence of bats has been recorded on the site. Potential wet habitats and woodlands adjacent to the site.	Species survey and mitigation plan will be required as per LDP Policy NE8 Natural Heritage and SG.	Issues Report 2013.
	Cultural Heritage	0	There are no built or cultural heritage features on this site to be affected.		Site is now identified as an Opportunity Site in the Proposed Plan following Council decision.
	Water	-	There is currently no public sewerage in this area and proliferation of private sewerage systems is not a desirable trend.		Additional comments on water and biodiversity to reflect comments from SEPA.
	Material Assets	+/-	As per general greenfield assessment. The site is zoned to Culter Primary and Cults Academy. There is capacity at Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019.		
OP109 Woodend Farm (Site 1)					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	The majority of the site is covered by SNH Ancient Woodland designation. The south east of the site is covered by the Peterculter LNCS. The site is located within the River Dee Catchment Area. The presence of bats has also been recorded on this site. Potential wet habitats and woodlands adjacent to the site.	Species survey and mitigation plan will be required as per LDP Policy NE8 Natural Heritage and SG.	Site is now identified an an Opportunity Site in the Proposed Plan following Council decision.
	Cultural Heritage	0	There will be no loss or disruption to built or cultural elements. However, it is noted that the site is adjacent to Tillyoch Farm which is on the Sites and Monuments Record.		Additional comments on water and biodiversity to reflect comments from SEPA.
	Water	-	There is currently no public sewerage provision in this area and proliferation of private sewerage systems is not a desirable trend.		
	Material Assets	+/-	As per general greenfield assessment. The site is zoned to Culter Primary and Cults Academy. There is capacity at Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019.		
OP25 Woodside					Existing site. Last assessed Proposed Plan 2010. Add reference to Inverness-Kittybrewster Railway Line LNCS and soil contamination.
	Biodiversity	-	Site is close to the Inverness – Kittybrewster Railway line LNCS but no part of the site itself is covered by this designation. River Don is also bound by areas of Ancient Woodland along the north and south banks of the river, although direct significant impacts on this are unlikely.		

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
	Climatic Factors	--	A small part of the site is identified as being at 0.5% annual risk of flooding; photos show that although the land bordering the site was flooded, the site itself was not. There is also a risk of surface water flooding on small parts of the site.	Flood Risk Assessment required. The area at risk from flooding is identified as Green Space Network with any watercourses maintained as naturalised channels with buffer strips. This means any areas at risk of flooding should be avoided. <i>Following the Examination into the LDP, the Reporter concluded that, on the basis of the site topography, she was satisfied that that the proposed new housing areas are several metres above the river level. She concluded that flood risk to the site will merit some consideration as part of the Development Management process and could also be dealt with through the addition of suggested text to the relevant section of Appendix 2.</i>	Updated to reflect comments on flood risk from SEPA.
	Population	++	Proposal includes an allowance for a 50% affordable housing contribution which will have a positive affect on population.		
	Human Heath	-	Development may result in the loss of sports pitches although proposal suggests that the pitches would be upgraded as a result of development in the area.	Policy NE3 Urban Green Space states pitches will not be developed unless suitable replacement can be made nearby.	
OP24 A96 Park and Ride					Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	-	Wells in close vicinity of the site may indicate a shall groundwater table; and areas of the site at risk of surface-water flooding. Possible risk of fluvial flooding in the south-east of the site from the Green Burn.	FRA not required; land for transport proposal.	
	Air	++/-	There may be a short-term negative impact on air due to the release of particulate matter during construction. There is likely to be a longer-term benefit once the site is operational, encouraging people not to bring their car into the city but make onward journeys by cycling, bus or car-sharing. This will be of particular benefit to the Haudagain Roundabout/Auchmill Road and City Centre AQMAs.	This impact will be enhanced by ensuring that options for onward connections are provided and are attractive options.	

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
	Climatic Factors	++/0	The purpose of the development is to discourage single-occupancy car-trips into the City, and continue journeys by sustainable and active modes instead. This will reduce congestion and pollution causing climate change. Part of this site is at medium to high risk of river flooding. However a P&R is not a vulnerable use so no effect.		
	Population	++	Development will provide a new sustainable transport facility for citizens and visitors and improve public transport options between Dyce and Aberdeen, which will help widen the options for living and working.		
	Human Health	+/-	Core Path (4) runs through the site, and consideration will have to be given as to how this can be improved and accessibility enhanced, and avoid loss or severance.		
OP75 Denmore Road					New bid. Last assessed for Main Issues Report 2013. Flooding information updated to reflect SEPA comments on flood risk. Now identified as a Preferred Option in Proposed Plan.
	Biodiversity	-	Part of the site is identified as being an area of potential bat habitat and records indicate the presence of Chiroptera bats on site. Other designated species recorded by this site are Wych Elm, Redwing, Green Sandpiper, Eurasian Siskin and Eurasian Badger.		
	Climatic Factors	-	Site is within a Potentially Vulnerable Area (PVA 06/16). There is a small watercourse on site with a previous flooding incident recorded due to blockage of an existing culvert through the site.		
	Water	-	There is a small watercourse on the site. It is unclear how it is proposed to be treated at present.		
	Population	0	Site is proposed for retail, therefore neutral impact on population factors.		
	Human Health	--	This development will result in the loss of high quality and useable open space in the form of the current sports pitches on site.	Policy NE3 states that an equivalent public open space must be laid out in an equally accessible location to mitigate loss of playing fields.	
	Cultural Heritage	0	No built or cultural heritage assets on the site.		
	Material Assets	-	Loss of sports infrastructure in the form of football pitches.		

4.c. Greenfield Alternative Options					
Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
B0101 Land at Persley Croft, the Parkway					
	Biodiversity	-	The area to the north of the site was previously designated as a DWS but was not carried forward in the LNCS review. Parts of the site are identified as being areas of potential bat habitat, and development unlikely to take specific measures to protect these unless required to do so through mitigation. The other designated specie is Wych Elm.		New bid. Last assessed for Main Issues Report 2013.
	Landscape	+/-	There is a small group of derelict agricultural buildings present in the south-east corner of the site, which are particularly visible from the A90 in both directions. The appearance of these will be improved by development.		
	Cultural Heritage	0	There are no built or cultural features present. Archaeological finds have been made in close proximity to the site (including a Middle Bronze Age axe head), and the site of a former smithy is also close by. This indicates that the site itself may be of archaeological interest.		
	Material Assets	+	There are current school capacity issues with both this site’s catchment schools Bucksburn Academy and Bucksburn Primary (predicted to go over capacity 2019 and 2015 respectively).		
B0102 Land Adjacent to Bucksburn School					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Parts of the site are identified as being areas of potential bat habitat, and there are records of Pipistrelle bats in the area. Other designated species recorded for the site include the Common Swift and Eurasian Tree Sparrow.		
	Climatic Factors	-	The Bucks Burn runs approximately 130m from the site, and may be vulnerable to flooding in future.		
	Human Health	--	Site is just outwith the outermost Airport Noise Contour, however there is likely to be an impact on human health as a result of aircraft noise from Aberdeen Airport.		
	Cultural Heritage	0	No built or cultural heritage assets on the site.		
	Material Assets	-	The site lies within the Bucksburn Academy and Bucksburn Primary catchment areas. Bucksburn Academy has a capacity of 683. Although there is currently capacity in the academy, the other housing developments in the catchment means that the school will go over capacity in 2019. Bucksburn Primary School is already over capacity and rolls are forecast to continue to rise to 186% capacity in 2020. Bucksburn and Newhill Primary Schools will be replaced by a new primary in 2015. This will have a capacity of 420 pupils. There are also rezoning issues in this area. Until these issues reach a conclusion, future primary school capacity in the area remains uncertain.		
B0104 Clinterty					New bid. Last assessed for
	Biodiversity	-	There are records of Common Pipistrelle, Red Squirrel, Common Kestrel on this		Main Issues Report 2013.

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Climatic Factors	--	Site is adjacent to an area identified as being at 0.5% annual fluvial flood risk. There are multiple watercourses through the site and there are some small areas of surface water flooding. Most of the site is likely to be low risk, but areas adjacent to Littlemill Burn or other small watercourses may be at risk.		Updated to reflect comments from SEPA on flood risk.
	Water	--	Some parts of the site may be at risk of flooding, which has the potential to impact negatively on water quality in the event of a flood.		
	Landscape	+/-	The development would re-use some brownfield land should the Scottish Agricultural College relocate from this site.		
	Cultural Heritage	0	No built or cultural heritage assets on this site.		
	Material Assets	--	Development would have a negative impact on existing schools through placing extra pressure on limited school capacity. Some parts of the site are also at risk of flooding, which would have a negative impact on material assets through damage or loss of assets.		
B0202 Mundurno					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Proposed development site is adjacent to/in close proximity to the Local Nature Conservation Sites, Local Nature Reserve and SSSI designations covering Scotstown Moor and Perwinnes Moss, whilst the Corby, Lily and Bishops Loch SSSI lies off site to the North West. The site is identified as an area of potential bat habitat and there are records of Pipistrelle bats on site. Other designated species recorded by NESBREC for this site are Eurasian Badger, Barn Owl, Herring Gull, Common Snipe, Black-headed Gull, Eurasian Curlew, Hedge Accentor, House Sparrow, Common Kestrel, Northern Lapwing, Common Linnet, Reed Bunting, Sky Lark, Common Starling, Common Swift, Song Thrush, Eurasian Tree Sparrow, Yellowhammer.		
	Landscape	--	Site falls within an area between Bridge of Don and Potterton classed as a 'Landscape of Local Significance' in the Aberdeen Landscape Strategy. The open character of the fields in the site, rising up to Mundurno farmhouse, with views across the site possible both from the A90 and the B999, mean that the development of this site will have a particularly significant negative impact on the landscape setting of the city.		
	Cultural Heritage	-	Undesignated heritage features on this site include a Standing Stone – once part of a stone circle, the site of a Motte and Mundurno farmhouse. There are 4-Mile stones to the west of the site on the B999 and to the east of the site on the old Ellon Road.		
B0203 Land at Balgownie					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Designated species recorded by NESBREC for this site are Wych Elm and Common Swift.		
	Climatic Factors	-	Site falls within Potentially Vulnerable Area 06/15. Small watercourses present on boundary of the site.		Updated to reflect comments on flood risk from SEPA.

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Landscape	+/-	There are some derelict buildings at Balgownie Home Farm which may be improved by development.		
	Human Health	--	Development would result in the loss of high quality public open space and sports pitches with a resultant negative impact on human health.		
	Cultural Heritage	0	No significant cultural heritage features on the site.		
	Material Assets	-	Loss of sports infrastructure in the form of playing pitches, running track and pavilion.		
B0204 Land at Science and Energy Park (Proposal for a single wind turbine)					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	There are no protected species recorded by NESBReC for this site (with 100m buffer). Specific negative impacts associated with wind turbines include strike hazard or other disturbance e.g. noise, ice or shadow flicker.		
	Air	0	Development of a single turbine in this location will not result in an increase in vehicle traffic and will not impact upon air quality.		
	Climatic Factors	+/-	This development would help to promote the use of renewable wind energy in Aberdeen and is intended to contribute to the energy requirements of the Science and Energy Park, reducing energy consumption from non-renewable sources. Site falls within PVA 06/16 and is vulnerable to surface water flooding.		
	Soil	-	As per general greenfield assessment, but due to overall land take of a single turbine overall impact is likely to be limited.		
	Water	0	The proposal will have a neutral impact on water.		
	Landscape	-	A 70ft wind turbine at this location would be extremely visible from many locations across the city and it may be argued would detract from or harm the landscape setting of the City. However, there is an existing similar turbine located in close proximity.		
B0205 Shielhill					New bid. Last assessed for Main Issues Report 2013. Updated to reflect comments on flood risk from SEPA.
	Biodiversity	-	Proposed development site is in close proximity to the Local Nature Conservation Sites, Local Nature Reserve and SSSI designations covering the Scotstown Moor/Perwinnes Moss, and the Corby, Lily and Bishops Loch SSSI lies off site to the north west. The site is identified as an area of potential bat habitat and there are records of Pipistrelle Bats on site. Other protected species is Wych Elm.		
	Climatic Factors	-	Site is adjacent to an area that is at risk of flooding from fluvial sources. Springs and wells near the site indicate shallow groundwater. Small areas of the site thought to be at risk of surface water flooding but not thought to be significant.		
	Landscape	--	This site forms part of an area which is particularly prominent within the whole city and acts as a green space buffer between Bridge of Don and Potterton and has the green belt function of helping to protect the identity of both areas.	Given the size, location and prominence of this site it is unlikely that its landscape impact will be able to be acceptably mitigated; therefore do not allocate site.	

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Cultural Heritage	-	To the immediate east of the site, a stone circle at Dubford is a Scheduled Ancient Monument. Non designated heritage assets include features from the Sites and Monuments records at Newton of Mundurno – spring and farmstead and the Waterwheel to the south.		
B0206 Shielhill Quarry					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	Site is covered by Local Nature Conservation Site status (Scotstown Moor/Perwinnes Moss) and there is also a Local Nature Reserve (Scotstown Moor) and SSSI (Perwinnes Moss) no further than 500m from the site. Parts of the site are identified as being areas of potential bat habitat. Other designated species identified for this site are Sky Lark, Small Heath, Common Snipe and the Lesser Butterfly Orchid.		
	Air	--	It is likely that there will be a continuing negative impact on air quality due to the operations of the sand and gravel quarry.		
	Climatic Factors	+/-	No watercourses on the site, but is close to the area at risk of flooding from the Burn of Mundurno and may be vulnerable to flooding in future. Quarry in this location may help to reduce the distance aggregates are required to be transported by road, serving nearby constructions at Dubford, Berryhill, Grandhome and the AWPR.		
	Population	0	This development will not impact on population.		
	Human Health	0	Development would not safeguard the quantity and quality of existing open space and there will be no further provision on site; will be closed off for operational and safety reasons.		
	Cultural Heritage	0	No built or cultural heritage assets on the site.		
	Material Assets	++	The quarry would be a city-wide facility providing aggregates for construction projects across the whole of Aberdeen and beyond.		
B0208 Land Adjacent to Old Ellon Road					New bid. Last assessed for Main Issues Report 2013. Updated to reflect comments on flood risk from SEPA.
	Biodiversity	-	Designated species recored by NESBReC for this site (with 100m buffer) are Eurasian Curlew and Eurasian Badger.		
	Climatic Factors	-	SEPA Flood Maps indicate that the southern part of the site may be at risk of flooding from the watercourse that runs along the south of the site.		
	Water	-	Small watercourse present along the southern boundary of the site. No indication how this would be treated.		
	Cultural Heritage	0	No built or cultural heritage assets on site.		
B0209 Perwinnes					New bid. Last assessed for Main Issues Report 2013. Updated to reflect comments on flood risk from SEPA.
	Biodiversity	-	LNCS, LNR and SSSI designations covering Scotstown Moor/Perwinnes Moss area lie off-site to the south west, and the Corby, Lily and Bishops Loch SSSI lies off site to the north west, as does Grandholm Moss LNCS.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Climatic Factors	--	Site falls within PVA 06/15 and part of the site is identified as being at 0.5% annual risk of flooding from fluvial and there are multiple small watercourses running through the site.		
	Water	--	Parts of the site are at risk of flooding and there may be a negative impact on water quality in the event of a flood.		
	Landscape	--	This is open farmland and Perwinnes is a highly visible exposed hill. It is a landmark that provides a backdrop to development at Bridge of Don and helps to contain the existing suburb. There are very few significant features in the area which could be used to form a strong green belt boundary.		
	Cultural Heritage	-	No designated heritage features. The Sites and Monuments Record indicates a few scattered Sites and Monuments records, usually associated with existing farms (structures, piles of stones and troughs).		
	Material Assets	++/--	Parts of the site are at risk of flooding and there may be a negative impact through loss or damage of material assets in the event of a flood.		
B0210 Causewayend					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	A large part of the site is shown as ancient woodland. Adjacent to the west of the site is a priority habitat. The area directly adjacent to the site to the east is designated as both a Local Nature Conservation Site (Scotstown Moor) and a Local Nature Reserve (Perwinnes Moss). Designated species recorded for this site by NESBReC (with 100m buffer) include Red Squirrel and the Lesser Butterfly Orchid.		Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	-	There is a small watercourse running through the centre of the site. This may be vulnerable to flooding now or in the future due to the effects of climate change.		
	Water	-	There is a small watercourse running through the centre of the site, it is unclear how this is proposed to be treated at present.		
	Human Health	--	Part of this site is currently used for local informal recreation (dog walking etc) which would be lost through development.		
	Cultural Heritage	0	No built or cultural heritage assets on the site.		
B0301 Land at Maidencraig					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Site is located within the River Dee catchment. Common Pipistrelle has been recorded in this area and the Den of Maidencraig is a Local Nature Conservation Site and existing networks may be lost resulting in habitat fragmentation, particularly in connection with the Den of Maidencraig.		Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	--	Site falls within Potentially Vulnerable Area 06/18 and part of the site is at a 0.5% annual risk of flooding from the Den Burn. A relatively large area of the site may also be at risk of surface water flooding.		
	Soil	+/-	Some of this site has been previously developed and development does encourage the redevelopment of brownfield land. There is anecdotal evidence that the site may have been used for landfill.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Water	--	Development would also increase the amount of surface water run-off into the Den Burn The development has the potential to increase development that physically impacts upon the Den Burn. Site is at risk of flooding which may have a negative impact on water quality in the event of a flood.		
	Landscape	+/-	There are degraded or derelict parts of the greenfield site; these will be improved through new development.		
	Material Assets	++/--	Site is at risk of flooding; may be a negative impact through loss or damage of material assets in the event of a flood.		
	Cultural Heritage	0	No built or cultural heritage assets on the site.		
B0303 Kingswells Community Expansion					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	Development is unlikely to safeguard the conservation objectives and qualifying features of the nearby locally designated site – Three Hills LNCS. There are records of several species of bats in the area; Common Pipistrelle, Natterer's Bat, Brown Long-eared Bat and Daubenton's Bat. There are also records of the following designated species; Wych Elm, Garden Tiger, White Ermine, Eurasian Red Squirrel and Common Kestrel in the area. Part of Area 2 is Ancient Woodland with numerous TPOs.		Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	--	Site falls within Potentially Vulnerable Area 06/18 and a small part of the site is identified as being at 0.5% annual risk of fluvial flooding.		
	Water	--	Part of the site is identified as being at risk of flooding. This may have a negative effect on water quality in the event of a flood.		
	Cultural Heritage	-	Fairley House and Cloghill House, Garden & Sundial are Listed Buildings. Numerous Sites and Monuments Records on the three sites including farmsteads, standing circles and burial grounds		
	Material Assets	-/	There are capacity issues at the primary school and development will have a negative impact on this asset. Part of the site is also at risk of flooding which is likely to have a negative impact through loss or damage of material assets.		
B0947 Huxterstone					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Kingshill Wood is located to the south west of the site and there are a number of priority habitats associated with the woods.		
	Cultural Heritage	0	No built or cultural heritage assets on the site.		
	Material Assets	+	Overhead power lines run across this site from north-west to south-east. It is unclear how these would be proposed to be dealt with at present.		
B0305 Kingswells East					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	As per general greenfield assessment		
	Cultural Heritage	0	No built or cultural heritage assets on the site		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Material Assets	+/-	There will be a negative effect on the local schools which face capacity issues, particularly Kingswells Primary School which is forecast to go over-capacity in 2014.		
B0306 Newton East					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	The North Burn of Rubislaw (Den Burn) LNCS is 98m to the north of the site. Site falls within the River Dee catchment. Chiroptera, Common Pipistrelle, Pipistrellus pipistrellus and the designated species Wych Elm have all been recorded within the vicinity of the site.		
	Cultural Heritage	+/-	No built or cultural heritage assets on the site		
	Material Assets	-	There will be a negative effect on the local schools which face capacity issues, particularly Kingswells Primary School which is forecast to go over-capacity in 2014.		
B0308 Prime Four Phase 4					New bid. Last assessed for Main Issues Report 2013. Updated to reflect comments on flood risk from SEPA.
	Biodiversity	-	An area of approximately 1.3 ha of Priority Habitat adjoins the southern boundary of the site as well as approximately 2000 square metres of Priority Habitat within the north east section of the site. Site falls within the River Dee catchment.		
	Climatic Factors	-	Relatively large area of the site in the north eastern corner highlighted as being at risk of surface water flooding.		
	Soil	+/-	There is anecdotal evidence that the site may have been used for landfill and will therefore suffer from contamination, which will require to be remediated.		
	Cultural Heritage	-	There is a Category C Listed Building Kingswells House situated approximately 250m to the east of the site.		
B0308 Prime Four Phase 5					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	An area of approximately 5.8 ha which runs along the northern and eastern boundaries of the site is designated as SNH Ancient Woodlands/Semi-Natural Woodlands, this is largely outwith the site and there will be minimal direct impact on this designated site. There are recordings of Bats and a range of designated species in the area.		
	Soil	+/-	There is anecdotal evidence that the site may have been used for landfill and will therefore suffer from contamination which will require to be remediated.		
	Cultural Heritage	-	There is a Category C Listed Building, 'Kingswells House, 'Friends' Burial Ground' within this site, this makes up a small area of the site.		
B03011 Maidencraig					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Site is within the River Dee catchment. This site is an area of improved grassland, which does not provide a valuable habitat and there is the potential to enhance the biodiversity value of this area.		
	Water	-	Development would the amount of surface water run-off into water bodies, particularly into the Den Burn into which a drain directly flows.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Cultural Heritage	0	No built or cultural heritage assets on the site itself.		
	Material Assets	+/-	The site is zoned to Kingswells Primary school where the roll is forecast to go over capacity in 2014. The site is within a zone to potentially be included in a new Countesswells academy, but at present the site would be zoned to Hazlehead where the school is forecast to go over capacity in 2020.		
B0901 Land at Culter House Road					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	This site is not covered by any local or national nature conservation designations. This site falls within the River Dee SAC catchment area. Protected species identified by NESBReC for this site include Pipistrelle bats and Wych Elm. Site is felled Ancient Woodland.		Updated to reflect comments from SEPA on flood risk.
	Climatic Factors	-	Site falls within Potentially Vulnerable Area 06/18. Small watercourse runs along western boundary of site, and may be a potential cause of flood risk. However it is likely that the status of this watercourse will be affected by the construction of the AWPR also. Wells nearby may indicate a shallow groundwater table.		
	Water	-	Small watercourse to the west of the site, the proposed treatment of this is unclear at present.		
	Population	0	This proposal is for a small development of large luxury homes, of which there are many in Deeside and will not contribute towards improving housing choice in Lower Deeside.		
	Human Health	--	The site is directly adjacent to the proposed route of the AWPR, which is scheduled for completion in 2018. According to the indicative site layout submitted by the proposer, the gardens of the homes in the northern part of the site would back directly onto the AWPR. The noise and air pollution from the AWPR will be significantly detrimental to residential amenity of this site.		
	Cultural Heritage	0	No built or cultural heritage on the site.		
B0902 Land at Murtle Den Road					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	The Murtle Den LNCS is adjacent to the north. This site falls within the River Dee catchment area. Protected species identified by NESBReC for this site include bats and Wych Elm. Site is felled Ancient Woodland.		Updated to reflect comments from SEPA on flood risk
	Climatic Factors	-	There is a small watercourse to the north of the site which may be vulnerable to flooding in future. The eastern edge of the site is poorly drained, indicating that it may be vulnerable to pluvial flooding. Maps indicate groundwater features nearby which may indicate a shallow groundwater table.		
	Water	-	Small watercourse to the north of the site, the proposed treatment of this is unclear at present.		
	Cultural Heritage	0	No built or cultural heritage on the site		
B0903 Woodend Farm Site 3					New bid. Last assessed for Main

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Biodiversity	--	There is an LNCS adjacent to the north. This site falls within the River Dee catchment area. The presence of bats has been recorded on the site. The south east of the site is designated as SNH Ancient Woodland. The south east of the site is also adjacent to TPO 210.		Issues Report 2013. Updated to reflect comments from SEPA on flood risk.
	Climatic Factors	-	Buckler Burn flows from north to south along eastern boundary of the site; may be culverted through the site which may pose a flood risk. Small area potentially at risk of pluvial flooding.		
	Water	-	Small watercourse to the south of the site, the proposed treatment of this is unclear at present.		
	Material Assets	+/-	As per general greenfield assessment. The site is zoned to Culter Primary and Cults Academy. There is capacity at Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019.		
B0906 Earlsark Crescent					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	The site falls within the River Dee Catchment, is wooded and an area of priority habitat. The presence of bats has been recorded on the site.		
	Cultural Heritage	0	No built or cultural heritage assets present. It is noted that the site is adjacent to Dalheby House which is on the Sites and Monuments Record.		
	Material Assets	+/-	The site is zoned to Cults Primary and Cults Academy. Cults Academy is forecast to exceed capacity in 2019 and Cults Primary is to exceed capacity in 2016.		
B0907 Guttrie Hill West					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	Peterculter LNCS covers this site. It is an area of existing Ancient Woodland and falls within the River Dee Catchment area. Protected species identified by NESBReC for this site include Pipistrelle bats, Red Squirrel and Wych Elm.		
	Population	0	This proposal is for a small development of large luxury homes, which will not contribute to providing choice and flexibility in housing choice in Lower Deeside.		
	Cultural Heritage	-	Archaeological sites present including Rig and Furrow and former quarry workings.		
	Material Assets	+/-	According to school roll forecasts, Cults Primary Schools is predicted to be over capacity as early as 2016, whilst for Cults Academy the year over capacity is 2019.		
B0908 Guttrie Hill East					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	Site is adjacent to the Peterculter LNCS. Within the River Dee SAC catchment. This site is identified as ancient woodland and although it has now been felled this does not change its status. The site is identified as an area of potential bat habitat and there are records of Pipistrelle bats on site. Other designated species recorded for this site by NESBReC are Wych Elm and Eurasian Red Squirrel.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Climatic Factors	+	Site is proposed for a sustainable energy refuelling station (providing electric charging points, hydrogen and LPG as well as conventional fuels), which will help to promote the use of sustainable fuel technologies.		
	Population	0	Site is proposed for a refuelling station; will have a neutral impact on population.		
	Cultural Heritage	+/-	Archaeological sites present include Rig and Furrow and former quarry workings.		
	Material Assets	++	As per general greenfield assessment. The provision of hydrogen and LPG refuelling services is likely to require connection/installation of entirely new infrastructure suited to these fuels, which will be a unique facility for the whole city and those travelling on the AWPR.		
B0909 Land to the North of Peterculter					New bid. Last assessed for Main Issues Report 2013. Updated to reflect comments from SEPA on flooding.
	Biodiversity	-	Site is within the River Dee SAC catchment and is close to the Culter Burn which is a part of the SAC at this point. Culter Burn is also an LNCS and is covered at this point by a Tree Preservation Order (ref 81).		
	Climatic Factors	-	Site not identified as being at risk of flooding although the Culter Burn flows to the west of the site. Parts of the site also poorly drained which increases vulnerability to pluvial flooding.		
	Population	0	Proposed for 6 mainstream housing units; would not have a significant effect on housing choice and flexibility.		
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.		
B0910 Land at Inchgarth Road					New bid. Last assessed for Main Issues Report 2013. Updated to reflect comments from SEPA on flood risk.
	Biodiversity	-	The area is surrounded by mature trees that are protected by a TPO The site is located within the River Dee catchment. Bats and Wych Elm are recorded on this site. The Deeside Line LNCS runs between the two areas and is an important habitat, and there is an area of ancient woodland to the south.		
	Climatic Factors	-	Steep gradient which may cause increased surface water run-off. Small area potentially at risk of pluvial ponding to south of the site. There is a culverted watercourse that runs through the eastern half of the site into the River Dee and may be vulnerable to flooding in future.		
	Water	-	There is a culverted watercourse that runs through the eastern half of the site into the River Dee. It is unclear how this is proposed to be treated at present.		
	Human Health	+	Proposed for use as a sports pitch and research facilities that would support sports provision at Robert Gordon's University.		
	Cultural Heritage	-	Site is located within the Pitfodels and Lower Deeside Conservation Area.		
	Material Assets	+/-	Development will provide new sports facilities although there is a potential negative impact on the Deeside Line. There are also some electricity pylons that pass through the site and it is unclear how these will be impacted at present.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
B0911 Albyn School Playing Fields					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Site is within the River Dee SAC catchment. There have been many recorded sightings of bats in and around the site. There have been recorded sightings of Greylag Geese. One Wych Elm tree is present on the south west boundary.		Updated to reflect comments from SEPA on flood risk.
	Climatic Factors	-	Small watercourse along boundary of the site and may be a potential cause of flood risk. Steep gradient at site which may cause increased surface water runoff. Small area potentially at risk of pluvial flooding.		
	Human Health	--	This development would result in the loss of high quality (private) playing fields associated with Albyn School.		
	Cultural Heritage	0	No loss or disturbance to built or cultural elements.		
	Material Assets	+/-	The site would be zoned to Culter Primary and Cults Academy. There is adequate capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019.		
B0912 Land Linking North Deeside Road and Inchgarth Road					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	The site is located within the River Dee catchment. Bats and Wych Elm are recorded on this site. The Deeside Line Local Nature Conservation Site runs between the two areas and is an important habitat, and there is an area of ancient woodland to the south.		Updated to reflect comments from SEPA on flood risk.
	Climatic Factors	-	Steep gradient at site which may cause increased surface water run-off. Small area potentially at risk of pluvial ponding in south of the site. There is a culverted watercourse that runs through the eastern half of the site into the River Dee. This may be vulnerable to flooding in future.		
	Water	-	There is a culverted watercourse that runs through the eastern half of the site into the River Dee. It is unclear how this is proposed to be treated at present.		
	Cultural Heritage	-	This development site is located in Pitfodels and Lower Deeside Conesevation Area.		
	Material Assets	+/-	There is a potential negative impact on the Deeside Line. There are also some electricity pylons that pass through the site and it is unclear how these will be impacted at present.		
B0915 Contlaw					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	This site falls within River Dee SAC catchment. Protected species identified by NESBReC for this site include Eurasian Red Squirrel, Wych Elm, Merlin, Yellowhammer, Hedge Accentor, Song Thrush, Common Starling, Green Sandpiper and Large-flowered Hemp-nettle. The area is also identified as an area of potential bat habitat with records of Pipistrelle and Chiroptera bats on the site. There is also a large area of Ancient Woodland within the site.		Updated to reflect comments on flooding from SEPA.

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Climatic Factors	-	Small watercourse runs from north to south through the site, may be culverted through the site. Groundwater features nearby may indicate a shallow water table. Small area potentially at risk of pluvial flood risk.		
	Water	-	There is a small open watercourse running through the middle of the site. It is unclear how this is proposed to be treated as part of the development.		
	Human Health	-	The AWPR passes through this site and is likely to pose conflicts of noise and air pollution, negatively impacting upon the residential amenity of the homes closest to it.		
	Cultural Heritage	-	There have been recorded archaeological finds on the site, and the historic Nether Beanshill Farmstead is also on the site. This indicates that it may be of archaeological interest.		
	Material Assets	+/-	There are currently school capacity issues in Lower Deeside. However this development proposes a new primary school which would help to offset the impact of this development for primary age children. Issues with secondary schools remain.		
B0916 Loirsbank Road					New bid 2013. Last assessed for Main Issues Report 2013. Updated to reflect comments on flooding from SEPA.
	Biodiversity	--	The site is near the River Dee SAC and LNCS as well as the Allan Park LNCS. There have been a number of recorded sightings of bats in and around the site. Site is within catchment of River Dee SAC and is located on its functional floodplain.		
	Climatic Factors	--	The whole of this site is prone to flooding as it is situated on the River Dee flood plain, and in addition to increasing the number of properties at risk, this development may also affect the storage capacity of the floodplain, increasing the risk of flooding elsewhere.		
	Water	--	Site is on the floodplain of the River Dee SAC and is likely to physically impact on the river. The site is also close to the Culter Burn and is less than 500m from Inchgarth Reservoir.		
	Population	0	Proposed development is only for 4-5 large family homes and will not have an impact on providing housing choice or flexibility in Lower Deeside.		
	Cultural Heritage	0	There will be no impact on built or cultural heritage assets.		
	Material Assets	+/-	The site is zoned to Culter Primary and Culter Academy. Culter Primary is expected to exceed capacity in 2016 and Culter Academy is forecasted to exceed capacity in 2019.		
B0917 Cobblestock					New bid 2013. Last assessed for Main Issues Report 2013.
	Biodiversity	-	The site lies adjacent to the Deeside Old Railway LNCS. Site is within the River Dee SAC Catchment; the River Dee and Culter Burn are located in close proximity to the east.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Climatic Factors	-	A previous incident of flooding on Burnside Road (from the Culter Burn) is noted. Site is in close proximity to both the Culter Burn and River Dee which may be vulnerable to more significant flooding in future. There are also small pockets of poor drainage evident which may indicate vulnerability to pluvial flooding.		
	Soil	-	Barnhills Sand Pit is located within the southern area of the site and may present contamination issues which may require to be remediated prior to development.		
	Cultural Heritage	0	The site lies within the area zoned for Culter Primary and Cults Academy. There is sufficient capacity at Culter Primary School but Cults Academy is forecasted to exceed capacity in 2019.		
	Material Assets	-	Impact on existing roads infrastructure - road access is extremely poor – it is very narrow, single track, steep and with sharp bends in places. The physical characteristics of the access roads and the presence of gardens and houses next to it could restrict road widening and will make this a difficult issue to mitigate.		
B0918 Land at Countesswells					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	This site is located within the River Dee catchment. The eastern edge of expansion site 1 borders the Hazlehead Park Local Nature Conservation Site and contains several areas of Priority Habitat. There are records of bats within the vicinity of the sites (Common Pipistrelle) and there are several designated species including; Wych Elm, Eurasian Red Squirrel, Small Heath, Hedge Accentor, Red Kite, Eurasian Woodcock and Wild Pansy. There are several areas of Ancient Woodland and established tree belts – Tree Preservation Order 206 is situated to the south of site 4.		Update to reflect comments on flood risk from SEPA.
	Climatic Factors	-	Small watercourse flows along northern boundary of site which may be a potential cause of flood risk. Small area potentially at risk of pluvial flooding.		
	Cultural Heritage	0	No built or cultural heritage assets present on the site itself. Countesswells House (a Category B listed building) is shown to be just south of expansion site 4.		
	Material Assets	+	Overhead pylons run through sites 1, 2, 4 and 6. It is unclear how these will be impacted at present.		
B0919 Culter House Road					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	This site is adjacent to the Peterculter Local Nature Conservation Site. The site is identified as an area of potential bat habitat and there are records of Pipistrelle Bats on the site. Other designated species also recorded by NESBReC for this site (with 100m buffer) are: Eurasian Red Squirrel and Wych Elm. Site falls within River Dee catchment.		
	Population	+	This proposal is for tourism, leisure, recreation and roadside retail which will not have a significant impact on population.		
	Cultural Heritage	0	No built or cultural heritage features on the site.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
B0920 Holemill					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	The Culter Burn LNCS runs adjacent to the north-western boundary. Site is within the catchment of the River Dee SAC which is also in close proximity to the site. A Tree Preservation Order (ref 81) lies to the west and north-west of the site.		Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	-	No flooding risk identified, however the Culter Burn runs to the west of the site and may be vulnerable to more significant flooding in future.		
	Population	+/-	Site is proposed for either commercial or residential development. If commercial it will not have a significant impact on population.		
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.		
	Material Assets	+/-	The site lies within the area zoned for Culter Primary and Culter Academy. There is sufficient capacity in Culter Primary, however Culter Academy is forecasted to exceed capacity in 2019.		
B0921 Foggieton					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	The site lies within the River Dee Catchment Area. The south, south-west and west of this site is covered by Foggieton Local Nature Conservation Site (LNCS). This LNCS contains a variety of habitats including upland birch woodland, wet woodland, a small area of upland oak woodland, pine woodland, rush pasture, acid grassland, heath, bracken and a small area of standing water. There is an area of Priority Habitat to the south east of the site. There are records of bats within the vicinity of the area (Common Pipistrelle) and there are many designated species including; Wych Elm, Small Heath, Small Pearl-bordered Fritillary, Common Lizard, Reed Bunting, Eurasian Red Squirrel, Common Grasshopper Warbler, Green Sandpiper, Eurasian Woodcock and Large-flowered Hemp-nettle.		Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	-	There are small burns and drains present on the site and there may be some risk of flooding associated with these. There are very small areas which are poorly drained suggesting that parts of the site may be vulnerable to pluvial flooding. Groundwater features nearby may indicate a shallow water table. Small area potentially at risk from pluvial flooding.		
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.		
	Material Assets	+/-	The site would be zoned to Culter Academy and Culter Primary schools. Culter Primary school is forecast to go over capacity in 2016 and Culter Academy in 2019. There are also electricity pylons on the site and it is unclear how these would be impacted.		
B0922 Murtle Den					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	This site falls within River Dee catchment The most easterly part of the site is designated Ancient Woodland.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Climatic Factors	--	The Murtle Dam is located to the north of the site; possibility of flooding due to infrastructure failure. Part of the site identified as being at 0.5% annual fluvial flood risk. Watercourse flows through site near the eastern boundary.		Updated to reflect comments on flood risk from SEPA.
	Water	-	Murtle Dam is located on the northern border of the site; with the reservoir to the north and a smaller waterbody to the south, associated with Murtle Dam. Small watercourse passes through the eastern part of the site.		
	Population	0	Development of two luxury homes will not make a significant contribution to providing a range of house types and sizes.		
	Cultural Heritage	0	There will be no loss or disturbance to built or cultural elements. No features of this type.		
B0923 Peterculter West Phase 1a					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	Culter Burn LNCS runs adjacent to the western boundary. Falls within the catchment of the River Dee SAC, which is also in close proximity. A Tree Preservation Order (ref 81) lies to the west of the site.		Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	--	The Culter Burns runs to the west of the site, and although no flood risk is identified it may be vulnerable to flooding in future. An open watercourse flowing into the Culter Burn flows through the south west of the site, and a further open tributary is noted at the northern and southern boundaries. A flooding incident is noted on Linn Moor Road (surface run off) and another on Malcolm Road (road drainage). There are some pockets of poor drainage present which indicates the site may be vulnerable to pluvial flooding.		
	Water	-	Watercourses present on and on the boundaries of the site. It is unclear how these are proposed to be treated at present.		
	Cultural Heritage	0	There will be no loss or disturbance to built or cultural elements. No features of this type.		
B0924 Thornhill					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	The site lies within the River Dee Catchment Area and contains two priority habitats, covering roughly one third of the site. A tree protection order (Number 101) covers trees immediately adjacent to the southern end of the site. The Den Wood Local Nature Conservation Site is adjacent to this site at the north-eastern corner boundary. Bats have been recorded in the area (Chiroptera Pipistrelle, Common Pipistrelle and Pipistrellus pipistrellus). Wych Elm and Common Bullfinch are also within the vicinity of this site, both of which are designated species.		
	Cultural Heritage	0	There will be no loss or disturbance to built or cultural elements. No features of this type.		
	Material Assets	+/-	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary has sufficient capacity, however Cults Academy is forecasted to exceed capacity in 2019.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
B0925 Wellwood					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	The side is within the River Dee catchment. The development site is surrounded by trees which are protected by TPO and Ancient Woodland to the north, which provides a valuable habitat and development would have a negative affect		
	Climatic Factors	-	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary has sufficient capacity, however Cults Academy is forecasted to exceed capacity in 2019.		
	Population	0	There is very limited capacity on this site to meet housing needs and the impact of development is not significant.		
	Cultural Heritage	-	Wellwood is a Category C (s) listed building and this site forms part of the grounds and setting of this building. Wellwood has been converted to flats and new houses built in the grounds. This site is also within the Pitfodels and Lower Deeside Conservation Area.		
	Material Assets	+/-	Site is within the catchments for Cults Academy and Cults Primary, both of which are forecast to go over capacity. Therefore, any potential development would be constrained by school capacity.		
B0926 West Cults Farm					New bid. Last assessed for Main Issues Report 2013. Updated to reflect comments on flood risk from SEPA.
	Biodiversity	-	This site is near to the North Deeside Railway Line, Allan Park and West Cults Woodland LNCs. Site lies within the River Dee catchment area.		
	Climatic Factors	--	More than half of the site is at 0.5% annual probability of flooding from the River Dee. Historic flooding at West Cults Farm.		
	Water	--	More than half the site is at risk of flooding. Flood events are likely to have a negative impact on water quality of the River Dee SAC.		
	Population	0	Development of two homes will not make a significant contribution to providing a range of house types and sizes.		
	Human Health	+	As per general greenfield assessment. Playing fields lie adjacent to the site but it is not anticipated that these will be affected.		
	Material Assets	--	Site is at significant risk of flooding, which would have a negative impact through the loss or damage of material assets.		
	Cultural Heritage	0	There will be no loss or disturbance to built or cultural elements. No features of this type.		
B0927 Land at Woodend Farm					New bid. Last assessed for Main Issues Report 2013. Updated to reflect comments on flood risk from SEPA.
	Biodiversity	-	This site falls within River Dee SAC catchment. The presence of bats has been recorded on the site.		
	Climatic Factors	-	it is noted there is an open water course to the north of the site which may be a flood risk in future. Steep gradient at site from north to south which may increase surface water run-off.		
	Water	-	There is an open watercourse to the north of the site; unclear how these will be treated as part of the development.		
	Population	+	Site is proposed for a tourist chalet park; will not have a positive effect on population.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Cultural Heritage	0	There will be no loss or disruption of built or cultural elements.		
B0928 Land to the West of Malcolm Road					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	The Culter Burn LNCS lies to the south and west of the site. A Tree Preservation Order (ref 80) lies to the south east. Site is within the River Dee SAC catchment. The River Dee and Culter Burn SAC runs along the west and southern edges of the site.		Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	--	The Culter Burn lies to the south and west of the site and a risk of flooding within the southern area of the site is identified by the SEPA Flood Map. A flooding incident on Linn Moor Road to the west of the site is also noted (due to surface run off). Proposer indicates that around 40% of the site is poorly drained; this indicates that pluvial flooding may be a problem in future.		
	Water	--	Site is at risk of flooding which may have negative effects on water quality in the event of a flood.		
	Soil	+/-	West Craigton Quarry site located within the eastern area of the site boundary and south, meaning some potential for contamination and remediation.		
	Cultural Heritage	0	No built or cultural heritage designations on the site itself. Waulkmill Bridge (a Category B listed building) is noted to the west of the site, crossing the Culter Burn.		
	Material Assets	+/-	The site lies within the area zoned for Culter Primary and Culter Academy. There is sufficient capacity in Culter Primary, however Culter Academy is forecasted to exceed capacity in 2019. Site is at risk of flooding which will have negative effects through the loss or destruction of material assets.		
B0930 Land at Deeside Golf Club					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	This site is adjacent to the Old Deeside Line LNCS. There may be loss of trees on the boundary that it shares with the LNCS. Site falls within River Dee SAC catchment.		
	Climatic Factors	-	The site is around 150m north of the area shown to be liable to flood on the SEPA map. It is also about 20m above the area shown liable to flood. However, there is a small watercourse to the west of the site. This means that the site may be vulnerable to more significant flood events in future.		
	Population	0	Site is only for 3 residential units; unlikely to make a significant contribution to meeting housing demand or improving housing choice in Deeside.		
	Cultural Heritage	0	There will be no loss or disturbance of built or cultural elements.		
B0931 Cadgerford Westhill					New bid. Last assessed for Main

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Biodiversity	--	There are recordings of bats in close proximity to this site and Northern Lapwing (a designated species) has been sighted to the north of the site. The woodland to the south of the site is designated as Ancient woodland and provides a valuable habitat. There are two small areas of priority habitat that may be affected by development.		Issues Report 2013. Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	--	The Brodiach Burn flows north to south along the western boundary of the site and may cause flooding on the site. Part is identified at being at 0.5% annual risk of fluvial flooding. Multiple small watercourses going through the site which may be a potential cause of flood risk Wells nearby may indicate a shallow groundwater table. Steep gradient from west to east may increase surface water run-off.		
	Water	--	Part of the site is at risk of flooding which is likely to have a negative impact on water quality in the event of a flood.		
	Human Health	--	The presence of a major gas pipeline to the west of this site significantly constrains the proposal that has been submitted. The majority of the site is located within the middle consultation zone, and a small area is located in the inner consultation zone. Any more than 30 dwellings on this site would be advised against by HSE.		
	Material Assets	--	Part of the site is at risk of flooding which is likely to have a negative impact through loss or damage of material assets on the site.		
	Cultural Heritage	0	There will be no significant affect on the historic environment.		
B0932 Backhill Westhill					New bid. Last assessed for Main Issues Report 2013.
	Biodiversiy	-	There are recordings of bats in close proximity to this site and Northern Lapwing (a designated species) has been sighted to the north of the site. The woodland to the east of the site is designated as Ancient Woodland and provides a valuable habitat.		
	Climatic Factors	--	There are parts of this site at risk from flooding from the Brodiach Burn and development could result in increasing areas at risk of flooding.		
	Cultural Heritage	0	There will be no significant affect on the historic environment.		
B0933 Binghill Farm					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	The extreme north east of the site is part of the Ancient Woodland designation to the east of the site. The site is also adjacent to the Murtle Den LNCS. There have been a number of recorded sightings of bats within the site. Red squirrels have also been recorded to the north of the site and Wych Elm is present in the tree belt to the north east of the site. Site falls within River Dee SAC catchment.		
	Cultural Heritage	0	There will be no loss or impact on built or cultural elements.		
	Material Assets	+/-	The site is zoned to Milltimber Primary and Cults Academy. Both Milltimber Primary and Cults Academy are forecasted to exceed capacity in 2019.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
B0934 Hill of Ardbeck					New bid. Last assessed for Main Issues Report 2013. Updated to reflect comments from SEPA on flood risk.
	Biodiversity	-	Bats have been recorded on the site. Wych Elm, Common Kestrel and Common Bullfinch have also been recorded on the site. The site is covered by the Peterculter LNCS and part of the eastern boundary is designated as SNH Ancient Woodland. Site falls within River Dee SAC catchment.		
	Climatic Factors	-	There is an open water course to the east of the site, which may be vulnerable to more significant flooding in future. Wells nearby may indicate a shallow water table. Small part of the site may be at risk from pluvial flooding.		
	Water	-	There is a small open watercourse to the east of the site, part of which is on the site itself. It is unclear how this will be treated as part of the development.		
	Human Health	--	Although the site is in private ownership and not formally laid out for open space, there are numerous paths throughout the site and it is well used by local people on an informal basis, meaning that this would be lost through development.		
	Material Assets	+/-	The site is zoned to Culter Primary and Culter Academy. There is sufficient capacity in Culter Primary, however Culter Academy is forecasted to exceed capacity in 2019.		
B0935 Peterculter East					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	The site is adjacent to the Deeside Way LNCS, River Dee Corridor LNCS and falls within the catchment of the River Dee SAC. Bats and Wych Elm have been recorded on the site.		
	Climatic Factors	-	There is also a small water course to the north west Area B. It enters the site as a culvert and is then open to the west of the site and then is culverted again to leave from the south east of the site; this may be at risk of flooding in future.		
	Water	-	The southern boundary of Area A is on the banks of the River Dee and would physically impact upon the watercourse if development took place up to this edge.		
	Cultural Heritage	0	There will be no loss or disruption to built or cultural elements. However it is noted that remains of a historic railway bridge lie north of Area A.		
	Material Assets	-	Potential impact on CP 70 is to the south of Area A (along the boundary of the site). It is unclear how this will be treated at present. The site is zoned to Culter Primary and Culter Academy. Culter Primary has sufficient capacity, however Culter Academy is forecasted to exceed capacity in 2019.		
B0936 Peterculter East Business Park					New bid. Last assessed for Main

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Biodiversity	--	The Deeside Way LNCS is to the north of the site. The site is also in close proximity to the River Dee and Culter Burn SAC and River Dee Corridor LNCS. TPOs are also present to the south of the site within the Camphill Estate. The site is located within the River Dee Catchment Area. Bats and Wych Elm and have been recorded on the site.		Issues Report 2013.
	Climatic Factors	-	It is noted that a fluvial flooding incident was recorded in July 2005. This indicates that it may be a problem in future.		
	Population	+	As per general greenfield assessment. Site is proposed for business park development which will provide employment.		
	Cultural Heritage	-	There will be no loss or disturbance to built or cultural elements.		
B0937 Newmill Peterculter					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	The Culter Burn Local Nature Conservation Site is adjacent to the eastern boundary. A Tree Preservation Order is adjacent to the eastern boundary (ref 80). An Area of Ancient Woodland is adjacent to the eastern boundary. Falls within the River Dee SAC catchment.		
	Cultural Heritage	0	There would be no expected loss or disturbance of built or cultural elements. Kennerty House (a Category B listed building) and Garden are adjacent to the south eastern boundary of the site. Peterculter War Memorial is adjacent to the north eastern boundary.		
B0938 Kennerty Farm Peterculter					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	Part of the site boundary includes the Deeside Old Railway LNCS. The River Dee and Culter Burn Special Area of Conservation is located to the east. There have been reports of bat sightings.		
	Climatic Factors	-	A previous incident of flooding on Burnside Road noted (from Culter Burn). Some small pockets of poor drainage are evident; this indicates that pluvial and fluvial flooding may be a problem in the future.		
	Cultural Heritage	0	There would be no expected loss or disturbance of built or cultural elements on the site itself. The Normandykes Roman Camp (Scheduled Ancient Monument) lies to the southwest of the site.		
	Material Assets	-	Site incorporates a section of the Deeside Way core path. Unclear how this will be treated at present.		
B0939 Craigton Road Pitfodels					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Many existing mature tree belts located on this site. The south western corner of the site encompasses trees belonging to Ancient Woodland. There are records of bats in the area and Wych Elm, Eurasian Red Squirrel, Northern Lapwing and Common Kestrel, all of which are designated species. Site lies within the River Dee Catchment Area.		
	Population	++	Tentative proposals include a care home which would provide housing for an aging population.		
	Cultural Heritage	-	The site is within the Pitfodels Conservation Area. Sites and Monuments: 2 Boundary Stones on the perimeter of the site and stone walls.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Material Assets	+/-	If mainstream housing is provided, there is not capacity at the primary school or secondary schools and development will have a negative impact on these assets. It is anticipated that there will be capacity issues at Airyhall Primary by 2015 and Hazlehead Academy by 2020.		
B0940 Milltimber South					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	Bats, Redwing and Wych Elm have been recorded on the site. The Deeside Way LNCS is to the south of the site and TPOs are to the west of the site. Site is located within the River Dee SAC catchment.		Updated to reflect comments from SEPA on flood risk.
	Climatic Factors	-	It is noted that there is an open water course to the north east of the site that runs south west as a culvert and then opens again to the south east of the site. These may be vulnerable to flooding in future. Historical flooding at Contlaw Brae.		
	Population	+	Two separate proposals have been submitted for this site; 1) residential and commercial and 2) employment land. Both would have a positive effect on population.		
	Cultural Heritage	-	Milltimber Farm to the south of the site and the track that runs through the site to North Deeside Road are on the Sites and Monuments Record. Milltimber Railway Bridge is south of the site and a 6 mile stone is located on the northern boundary – these are also on the Sites and Monuments Record.		
	Material Assets	+	As per general greenfield assessment. Depending on the nature of what is built there may be a negative impact placing pressure on schools capacity in Lower Deeside.		
B0941 Peterculter West 1b					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Culter Burn LNCS runs adjacent to the western boundary. Falls within the catchment of the River Dee SAC, which is also in close proximity. A Tree Preservation Order (ref 81) lies to the west of the site.		
	Climatic Factors	--	The Culter Burns runs to the west of the site, and although no flood risk is identified it may be vulnerable to flooding in future. An open watercourse flowing into the Culter Burn flows through the south west of the site, and a further open tributary is noted at the northern and southern boundaries. A flooding incident is noted on Linn Moor Road (surface run off) and another on Malcolm Road (road drainage). There are some pockets of poor drainage present which indicates the site may be vulnerable to pluvial flooding.		
	Water	-	Watercourses present on and on the boundaries of the site. It is unclear how these are proposed to be treated at present.		
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.		
	Material Assets	+	The site lies within the area zoned for Culter Primary and Culter Academy. Culter Primary has sufficient capacity, however Culter Academy is forecasted to exceed capacity in 2019.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
B0942 Peterculter West 2a					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Culter Burn LNCS runs adjacent to the western boundary. Falls within the catchment of the River Dee SAC, which is also in close proximity. A Tree Preservation Order (ref 81) lies to the west of the site.		
	Climatic Factors	--	The Culter Burns runs to the west of the site and a small area at the western boundary of the site is identified as at risk of flooding by the SEPA Flood Map. An open watercourse flowing into the Culter Burn flows through the centre of the site. A further open tributary is noted to the eastern boundary which may also present a flood risk. There are some small pockets of poor drainage evident which may indicate a vulnerability to pluvial flooding in future.		
	Water	-	Watercourses present on and on the boundaries of the site. It is unclear how these are proposed to be treated at present.		
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.		
	Material Assets	+	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary has sufficient capacity, however Cults Academy is forecasted to exceed capacity in 2019.		
B0943 Peterculter West 2b					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Culter Burn LNCS runs adjacent to the western boundary. Falls within the catchment of the River Dee SAC, which is also in close proximity. A Tree Preservation Order (ref 81) lies to the west of the site.		
	Climatic Factors	--	The Culter Burns runs to the west of the site and a small area at the western boundary of the site is identified as at risk of flooding by the SEPA Flood Map. An open watercourse flowing into the Culter Burn flows through the centre of the site. A further open tributary is noted to the eastern boundary which may also present a flood risk. There are some small pockets of poor drainage evident which may indicate a vulnerability to pluvial flooding in future.		
	Water	-	Watercourses present on and on the boundaries of the site. It is unclear how these are proposed to be treated at present.		
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.		
	Material Assets	+	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary has sufficient capacity, however Cults Academy is forecasted to exceed capacity in 2019.		
B0944 Thornhill					New bid. Last assessed for Main

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Biodiversity	-	The site lies within the River Dee Catchment Area and contains two priority habitats, covering roughly one third of the eastern half of the site. A tree protection order (Number 101) covers trees immediately adjacent to the southern end of the eastern half of the site. The Den Wood LNCS is adjacent to this site at the north-eastern corner boundary. Bats have been recorded in the area (Chiroptera Pipistrelle, Common Pipistrelle and Pipistrellus pipistrellus). Wych Elm and Common Bullfinch are also within the vicinity of this site, both of which are designated species.		Issues Report 2013.
	Cultural Heritage	0	No built or cultural heritage present on the site.		
	Material Assets	+/-	There is not capacity at the primary school or secondary schools and development will have a negative impact on these assets. Electricity pylons run through the site and it is unclear how these will be impacted.		
B0945 Land at Inchgarth Road					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	This site is within the River Dee catchment. Bats and Wych Elm are recorded on this site. The Deeside Line LNCS runs between the two areas and is an important habitat, and there is an area of ancient woodland to the south.		
	Human Health	+	Development will provide new sports facilities.		
	Cultural Heritage	-	Site is within the Pitfodels and Lower Deeside Conservation Area		
	Material Assets	+/-	Development will provide new sports infrastructure. However there will be a potential impact on the Deeside Line a valuable recreational asset.		
B0946 Contlaw Road					New bid. Last assessed for Main Issues Report 2013. Updated to reflect comments from SEPA on flood risk.
	Biodiversity	-	Falls within River Dee SAC catchment. Protected species identified by NESBReC for this site include Eurasian Red Squirrel, Wych Elm, Merlin, Yellowhammer, Hedge Accentor, Song Thrush, Common Starling, Green Sandpiper and Large-flowered Hemp-nettle. The area is also identified as an area of potential bat habitat with records of Pipistrelle and Chiroptera bats on the site. Presence of ancient woodland.		
	Climatic Factors	-	There is a small watercourse on the site which may be vulnerable to flooding in future. Records of flooding downstream of the site from small watercourse and surface water flooding.		
	Water	-	There is a small open watercourse running through the middle of the site. It is unclear how this is proposed to be treated as part of the development.		
	Cultural Heritage	-	There have been recorded archaeological finds on the site, and the historic Nether Beanshill Farmstead is also on the site. This indicates that it may be of archaeological interest.		
B1302 Blackhills of Cairnrobin					New bid. Last assessed for Main

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Biodiversity	-	Protected species identified for this site and 100m buffer by NESBReC include Yellow Wagtail, Northern Lapwing, Ruff, Herring Gull, Garganey, Peregrine Falcon, Wood Sandpiper, Eurasian Curlew, Common Redshank, Dunlin, Black-tailed Godwit, European Golden Plover, Common Snipe, Whooper Swan, Temminck's Stint. Site falls within River Dee Catchment area.		Issues Report 2013.
	Water	--	Large area of standing water on the site, even after dry weather, which appears to be a long-term problem. This indicates that it is poorly drained and may be vulnerable to pluvial flooding in future.		
	Human Health	--	Significant land use conflicts with the nearby Blackhills Quarry where blasting takes place. The whole site is within the 400m buffer zone of the quarry. Noise and dust likely to impact upon human health.		
	Cultural Heritage	0	No designated cultural heritage assets on the site.		
B1304 Rigifa Farm					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	This site falls within the River Dee catchment area. NESBReC records indicate the following designated species are present on the site (within a 100m buffer): Yellow Wagtail, Northern Lapwing, Ruff, Herring Gull, Garganey, Peregrine Falcon, Wood Sandpiper, Eurasian Curlew, Common Redshank, Dunlin and Temminck's Stint.		Issues Report 2013.
	Human Health	--	Significant land use conflicts with the nearby Blackhills Quarry where blasting takes place. The whole site is within the 400m buffer zone of the quarry. Noise and dust likely to impact upon human health.		
	Cultural Heritage	-	There are no designated heritage assets. Rigifa Farm is recorded on Canmore as being of heritage interest and would require special consideration and sensitive conversion. The surrounding area may also be of archaeological interest.		
B1306 Land at Doonies Hill (Proposed for a single wind turbine. Exact location TBC. Assessment of whole potential area)					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Site is adjacent to the Balnagask to Cove LNCS which runs along the coast. Protected species recorded for this site by NESBReC are: Common Linnet, Common Eider, Eurasian Curlew, Northern Lapwing, Common Redshank, Eurasian Tree Sparrow, Purple Sandpiper, House Sparrow, Herring Gull, Common Starling, Common Kestrel, Sky Lark, Common Seal, Common Swift, Song Thrush, Yellowhammer, Black-headed Gull, Eurasian Woodcock, Scottish Scurvygrass and Purple Milk-vetch. The development of a wind turbine on this site will not protect any protected species, their habitats or resting places. The operation of the turbine may have a negative impact as a result of strike hazard or other disturbance e.g. noise, ice or shadow flicker.		Issues Report 2013.
	Air	-	The proposal will not generate a significant amount of vehicle travel other than for occasional servicing and will not have a negative impact on air quality.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Climatic Factors	+	This development would help to promote the use of renewable wind energy in Aberdeen, reducing energy consumption from non-renewable sources.		
	Soil	-	This site is in close proximity to the Nigg Bay SSSI which is identified as being important for geodiversity (Quaternary). It is unlikely that the proposal for a single turbine will have an impact on its geological value.		
	Water	0	The proposal will have a neutral impact on water.		
	Landscape	--	A 70ft wind turbine at this location would be extremely visible from many locations across the city and it may be argued would detract from or harm the landscape setting of the City. There are no other turbines in the vicinity.		
	Population	0	Neutral impact		
	Human Health	0	Neutral impact		
	Cultural Heritage	0	No built or cultural heritage assets will be affected.		
B1307 Land to the North of Souter Road					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Site is currently covered by dense and varied woodland. Site is identified as an area of potential bat habitat. Falls within the catchment area of the River Dee SAC.		
	Cultural Heritage	-	No designated heritage assets; although there is a large section of an undesignated consumption dyke on the site.		
	Material Assets	-	Core path and other rights of way runs through the site.		
Station Road, Cults (59124)					Bid submitted during MIR consultation. Not previously assessed.
	Biodiversity	-	Site lies immediately to the south of the Deeside Railway Line LNCS. Site also falls within catchment of River Dee, although not on a direct pathway. Identified as being potential bat habitat.		
	Air	-	Development is likely to increase traffic into the built up area and increase congestion at key junctions, between Station Road, North Deeside Road, Garthdee Road and Inchgarth Road. Therefore will have a long-term negative impact on air quality through vehicle emissions.		
	Cultural Heritage	+/-	Site falls within Lower Deeside/Pitfodels Conservation Area. Impact unlikely to be very significant owing to mature trees screening views of the site. Impact on the CA would also depend on quality of design.		
	All other indicators	+/-	As per general greenfield assessment.		
Mains of Charleston, Nigg (58738)					Bid submitted during MIR consultation. Not previously assessed.
	Biodiversity	-	Small pockets of the site are identified as being areas of potential bat habitat.		
	Water	-	A burn runs through the eastern part of the site, which flows towards Loirston Loch and has the potential to carry water borne pollution and have a negative effect on this water body. However the burn is small and the likely effect is not significant.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Climatic Factors	-	There may be the potential for some flooding on the lower part of the site due to the burn to the east.		
	All other factors	-/+	As per general greenfield assessment.		
Murtle Den Road (57242)					Bid submitted during MIR consultation. Not previously assessed.
	Biodiversity	-	The Murtle Den Local Nature Conservation Site bounds the east of the site. Site falls within the catchment of the River Dee SAC and backs onto the Murtle Dam, which is a tributary of the SAC. Site identified as potential bat habitat.		
	Climatic Factors	-	Some potential for flooding on lower part of the site to the east, due to the steep gradient running down towards the burn which can be boggy underfoot.		
	Cultural Heritage	0	No built or cultural heritage assets present.		
Area at Culter East of Malcolm Road (54298)					Bid submitted during MIR consultation. Not previously assessed.
	Biodiversity	-	Site falls within the catchment of the River Dee. No designated sites present, but part of the site is identified as being of potential bat habitat.		
	Air	-	Development is likely to increase traffic into the built up area, and increase congestion at key junctions, for example A93/Malcolm Road, which will impact negatively on air quality through vehicle emissions.		
	Cultural Heritage	0	No built or cultural heritage assets present.		
	All other indicators	+/-	As per general greenfield assessment.		
Land Adj, to OP58 Countesswells (54957)					Bid submitted during MIR consultation. Not previously assessed.
	Biodiversity	-	Site falls within the catchment of the River Dee SAC and is identified as an area of potential bat habitat.		
	All other indicators	+/-	As per general greenfield assessment.		
Land at Highview House, Countesswells Rd (59809)					Bid submitted during MIR consultation. Not previously assessed.
	Biodiversity	-	Site falls within the catchment of the River Dee, however is not on a direct pathway. Parts of the site are identified as being of potential bat habitat.		
	Cultural Heritage	0	No built or cultural heritage assets present.		
	All other indicators	+/-	As per general greenfield assessment.		

Appendix 5.a. General Brownfield Assessment			
Topic	Score	Comments	Mitigation/Enhancement
Biodiversity	-	<p>The development of a brownfield site may improve the variety and abundance of native wildlife through the creation and improvement of habitats and the restoration of links between habitats, where they have previously been degraded.</p> <p>Where present, development is unlikely to safeguard the conservation objectives and qualifying features of any international, national or locally important designated site (highlighted in individual assessments), unless required to do so through mitigation.</p> <p>Brownfield sites which fall within the River Dee catchment area may have a negative impact on the conservation objectives and biodiversity of the SAC due to pathway effects. These sites are highlighted within the individual assessments. Brownfield development across the whole city will increase demand for water which is likely to be abstracted from the River Dee; this has been determined through the Strategic Development Plan and the effects of the LDP on the conservation objectives of the SAC will be assessed in a Habitats Regulations Appraisal (contained in this Environmental Report).</p> <p>A brownfield development site may provide a habitat for protected species. If any protected species were present brownfield development is not likely to maintain and enhance their populations, habitats and resting places unless required to do so through mitigation. Specific impacts on protected species or priority habitats are identified in individual assessments.</p> <p>Development of brownfield sites provides an opportunity to enhance green networks and habitat networks, but in developing a site there may be barriers created and some existing networks may be lost resulting in habitat fragmentation.</p> <p>Development of brownfield sites is unlikely to result in the loss of trees and woodland, which is likely to have been removed by previous development. Any likely loss is highlighted in individual assessments.</p> <p>Where present, proposals do not automatically protect and promote watercourses.</p>	<p>Appropriate Assessment will be required where a proposal is likely to affect the River Dee SAC.</p> <p>Ecological assessments will be required where a development is likely to affect a designated site or protected species. Bat surveys in particular will be required where bats are suspected</p> <p>Due regard will be given to Green Space Network Policy when planning new developments to ensure habitat links are maintained and enhanced.</p> <p>Policy will require that watercourses are maintained as naturalised channels with riparian buffer strips, and not subject to excessive engineering work. Where there are existing culverts, there may be opportunities to reinstate them as open watercourses, enhancing their biodiversity value.</p> <p>Requirement for all new developments to install water saving technologies to help minimise abstraction from the River Dee.</p> <p>Any trees or woodland can be protected by altering the site boundary or layout to avoid them.</p>
Air	-	<p>There will be a short term negative impact on air quality during construction due to the release of particulate matter (dust).</p> <p>In general, brownfield sites are integrated into the existing urban area and are likely to be well connected by pedestrian, cycle and public transport. Therefore, the site is less likely to increase traffic into the built up area and have a long term negative impact on air quality through vehicle emissions than a general greenfield site in Aberdeen, however in reality there will be an increase in vehicular movements as a result of any development.</p> <p>In general, brownfield development does not increase the population directly affected by any Air Quality Management Area, which cover a very small area in Aberdeen. Where relevant this is highlighted in the individual assessments.</p>	<p>Air quality policy 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.</p>

Topic	Score	Comments	Mitigation/Enhancement
Climatic Factors	-	<p>Brownfield development is likely to be integrated into the existing built up area, connected by pedestrian, cycle and public transport links which means opportunities for sustainable and active travel are great, and development is less likely to lead to increased congestion and more likely to encourage the use of public transport compared to general greenfield site in Aberdeen.</p> <p>Brownfield sites have less potential to maximise passive solar gain as there are often more constraints. There is often adequate shelter from winds due to surrounding development.</p> <p>New buildings are more efficient than the existing stock of buildings. However, the operation and management of new buildings will also increase resource use and energy consumption, although new buildings may also promote renewable energy and efficient use of energy and water.</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 Flood Maps may be more vulnerable to the effects of future changes in climate, for example increased rainfall or more extreme weather events. Any areas at risk of flooding, or close to areas at risk of flooding, are highlighted in individual assessments.</p>	<p>All new buildings must install Low and Zero Carbon Generating Technologies (LZCGT) to reduce the predicted carbon dioxide emissions by at least 15% below 2007 building standards.</p> <p>Development will not be permitted in areas at risk of flooding or where it would increase the risk of flooding elsewhere. Flood Risk Assessments and Drainage Impact Assessments will be required, along with provision of SUDS where appropriate.</p>

Topic	Score	Comments	Mitigation/Enhancement
Soil	-	<p>The development of a brownfield site is likely to have short term adverse effects on soil through erosion, desegregation and compaction. Development may also result in the release of substances during construction that could potentially contaminate the soil.</p> <p>However redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development.</p> <p>Brownfield development will avoid the development of prime agricultural land, because there is none of this type of land in Aberdeen City.</p> <p>All brownfield development helps to encourage the trend of redeveloping brownfield land and helps to reduce development pressure on greenfield sites.</p> <p>By definition, brownfield development will not result in the development of undisturbed carbon rich soils (peat soil). There is also very little peat soil in Aberdeen and it is all in outlying areas.</p> <p>The development of brownfield sites will not affect areas identified as important for geodiversity, or designated sites identified for geological or geomorphological value, as there are very few of these in Aberdeen. Where relevant this is highlighted in the individual assessments. In general brownfield proposals do not seek to encourage greater understanding of geodiversity features.</p> <p>All new development will increase the amount of waste produced, both during the construction phase and household/commercial waste from the development itself.</p> <p>It is likely that some of this increase in waste will be sent to landfill, however adequate facilities and collections services will require to be in place to ensure that as much as possible is recycled. This should be ensured through mitigation.</p>	<p>Where already-existing contamination is suspected, a site investigation should be carried out and any contamination remediated as appropriate. LDP Policy states that all land which is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use.</p>
Water	-	<p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures.</p> <p>The development of a brownfield site is likely to release at least a small amount of water borne pollution into watercourses, groundwater and reservoirs if present.</p> <p>Development would also increase the amount of surface water run-off into water bodies, but may also improve upon the surface drainage systems of previous development, for example by incorporating modern technologies and SUDS as required by policy.</p> <p>The development of a general brownfield site will avoid an increase in development that physically impacts upon a watercourse or coastline. Where watercourses or coastlines are impacted, this is highlighted in the general assessments.</p> <p>It is likely that a brownfield site will already be connected to a public sewerage system, and its capacity will be assessed against proposals for future use and be required to be increased as appropriate before new development is connected to it.</p> <p>All new brownfield developments should require to be connected to the public sewerage system, and are required to make appropriate provision for SUDS. This should be clarified through mitigation.</p>	<p>Where there is potential for pollution of the water environment the City Council will liaise with SEPA.</p> <p>There will be a policy requiring all new developments to install water-saving technologies</p> <p>Drainage Impact Assessments will be required to be submitted with applications for development , with provision for SUDS made where appropriate.</p> <p>Conditions may be applied to planning applications to ensure that all watercourses (open or culverted) on a site are regularly maintained.</p>

Topic	Score	Comments	Mitigation/Enhancement
Landscape	-	<p>Brownfield development in Aberdeen is unlikely to impact upon any designed landscapes or areas identified for landscape quality, but where relevant these features will be safeguarded.</p> <p>Development of brownfield sites will have a neutral or positive impact on the landscape setting of the City and its features, particularly where the site was previously derelict.</p> <p>Brownfield development is not likely to have a negative effect on landscape features, setting and character, including any geological features. These are likely to have already been altered, removed or degraded as part of the original development and subsequent dereliction and may be improved by redevelopment.</p> <p>Where there are degraded or derelict parts of the brownfield site, these will be improved through new development.</p> <p>In general brownfield development will not result in coalescence of settlements or urban sprawl because they are already within the built up area. They may help to prevent sprawl and coalescence by helping to reduce development pressure on peripheral greenfield sites.</p> <p>Development in the coastal area will impact on the undeveloped coastal environment.</p>	<p>Landscape impact can often be mitigated through screening or sensitive siting of buildings within the site.</p> <p>Any sites which occupy an especially visible and prominent location within the context of the whole city will not be allocated.</p>
Population	+	<p>Where a site is proposed for housing, development is likely to have long-term positive effects on population, because it helps to meet housing needs and demands. However, it can not be taken for granted that housing will be provided that supports the needs of an aging population, those people in housing need that can not afford private housing , students and families. It can also not be presumed that development will meet other particular needs such as people with disabilities or Gypsies & Travellers. Redevelopment of brownfield sites may also contribute to the regeneration of an area.</p> <p>The development of a brownfield site for employment use will promote economic growth through the provision of new jobs.</p>	<p>LDP Policy requires a set percentage (25%) of affordable housing in every new development will enhance positive population effects.</p> <p>Masterplanning process also ensures that larger developments accommodate an appropriate mix of house types and sizes to provide choice and flexibility in meeting needs and demands.</p>
Human Health	+	<p>In general, brownfield development will not improve the amount of high quality and usable open space in the city through the provision of new parks, play areas and sports pitches unless required to do so. Many brownfield sites are smaller in area where opportunities for new green space on the site are limited. In this case, the development may be required to make contributions towards the improvement of existing open space, which should be specified through mitigation measures.</p> <p>However, brownfield development is unlikely to result in loss of existing green space.</p> <p>Within larger brownfield developments, there is likely to be a positive impact on human health as a result of new provision of quality open space and recreational facilities , however this may be limited within smaller brownfield developments.</p> <p>Attempts will be made to establish and enhance links between new residential areas and local facilities and recreation. Brownfield redevelopment is likely to restore and enhance links, which were previously blocked, dangerous or unattractive due to dereliction on the site.</p>	<p>Qualifying developments will be required to make provision for new open space as appropriate, in accordance with policy and supplementary guidance.</p> <p>Policy states that permission will not be granted to use or redevelop any area of urban green space unless an equivalent and equally convenient and accessible area is laid out and made available in the locality for green space purposes.</p> <p>Policy states that residential development within the airport exclusion zone, or within certain noise levels, will not be permitted</p>

Topic	Score	Comments	Mitigation/Enhancement
Cultural Heritage	+/-	<p>Brownfield 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>There may also be negative effects on other non-designated built heritage features such as historic landscapes, historic buildings, townscapes, parks, gardens, landscapes and features as well as the context or setting in which they sit, and the patterns of past use and landscape.</p> <p>The planning and design of developments which are in keeping with existing settlements in terms of design, layout, material and quality are likely to have long term positive effects, on the setting and maintenance of cultural heritage. But new developments that deviate from existing designs could adversely affect the setting of historic settlements in the long-term.</p>	<p>Proposals affecting Conservation Areas or Listed Buildings will require prior consent and will only be permitted where they comply with SPP.</p> <p>New development may also provide opportunities to enhance the setting of any heritage assets present.</p> <p>Where a site is deemed to be of archaeological interest, an survey should be required prior to development</p> <p>Architecture and Placemaking policy require all new development to have due consideration for its setting.</p>
Material Assets	+	<p>Brownfield development will provide housing and employment opportunities as well as access to community facilities for the people of Aberdeen, to meet identified needs. The development of new employment land also promotes economic growth and provides jobs, and may help to promote regeneration in some areas.</p> <p>Brownfield development sites are likely to already be connected to suitable infrastructure, including social infrastructure (schools, housing, healthcare facilities); transport infrastructure (road, rail, paths, pipelines and bridges); water-delivery infrastructure; sewerage infrastructure, energy infrastructure (power stations, pylons, power cables, wind turbines and pipelines); tourism and recreation (caravan and camping sites); telecommunication infrastructure (telephone masts, satellite television and broadband); and waste management infrastructure (waste collection, transfer stations and composting facilities). These may require to be upgraded, which will be addressed through mitigation. There may be an impact upon school rolls associated with new residential development. This may be either positive in terms of supporting schools with low rolls or negative in terms of placing extra demand for places on schools with limited capacity to accommodate them. Where relevant impacts are highlighted in the individual assessments.</p> <p>Other factors relating to material assets, such as adequate space for kerbside collection or recycling facilities should also be ensured.</p> <p>Urban brownfield development is more likely to be close to existing paths than developments in rural areas, and new provision is less likely to be required although improvements may be needed.</p> <p>Brownfield development has the potential to improve access to natural and built assets depending on its location, this should be ensured though mitigation.</p> <p>Development will safeguard core paths and rights of way and enhance links between paths, this should be ensured though mitigation.</p>	<p>Where there will be a negative impact on existing infrastructure, developer contributions may be required as appropriate.</p>

Appendix 5.b. Brownfield Preferred Options (Opportunity Sites)					
Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++)	When Last Assessed and Changes Since
OP7 Aberdeen College Gordon Centre					Reassessed for Proposed Plan 2014.
	All	+/-	As per general brownfield assessment		
OP67 Aberdeen Market					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Landscape	++	Sensitive and high quality design redevelopment would likely have a positive impact on the townscape of the Union Street Conservation Area and the Green Townscape Heritage Initiative Area, also improving their use and vitality.	Apply LDP Design policies ensure high quality placemaking, architecture and protection of historic environment. May also be presented to Design Review Panel.	
OP72 Aberdon House Care Home					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Biodiversity	-	Site is adjacent to the River Don Corridor LNCS, meaning there may be some impact on its conservation objectives but no part of the site itself is covered by this designation, so the effect is unlikely to be significant.		
	Climatic Factors	-	Site itself is not identified as being at risk of flooding, but is close to areas at risk of flooding and may be vulnerable to the effects of future changes in climate.		
	Population	++	Redevelopment of this site has the potential to contribute positively to regeneration in Tillydrone by providing housing and/or employment for the population, which may include affordable housing.	Site identified by the Council as an opportunity for the development of affordable homes. Apply LDP Policy H5 requires that the equivalent of 25% affordable housing in every new development.	
OP13 AECC Bridge of Don					New site. First assessed for Proposed Plan 2014.
	Biodiversity	-/++	Tree belt to the south and east of the site is Priority Habitat and may also be bat habitat. There may be some loss or disturbance. However, it is likely that redevelopment will bring opportunities for strategic landscaping and open space which will be an improvement on the current state of the site.	Opportunity to enhance biodiversity through careful consideration of the location, extent and configuration of GSN, as per Policy NE1.	
	Air	-	Site is relatively well integrated into the existing urban area and public transport networks, however pedestrian permeability is restricted by busy roads which may have the indirect effect of encouraging car use and have some negative impact on air quality.		
	Landscape	+	Residential redevelopment is likely to be an improvement on the current state of buildings on site which are very prominent and visually intrusive owing to their scale and height.		
OP12 Balgownie 'One' Sports Centre					New site. First assessed for Proposed Plan 2014.
	All	+/-	As per general brownfield assessment.		
OP5 Balgownie Centre					Existing site. Last assessed for Main Issues Report 2009. No changes.
	All	+/-	As per general brownfield assessment		

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++)	When Last Assessed and Changes Since
OP11 Balgownie Home Farm					New site. First assessed for Proposed Plan 2014.
	All indicators	+/-	As per general brownfield assessment		
OP73 Balgownie Machine Centre					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Biodiversity	-	The site is adjacent to the Inverness-Kittybrewster Railway LNCS meaning there may be some impact on its conservation objectives and biodiversity, but no part of the site itself is covered by this designation so the effect is unlikely to be significant.		
	Population	+	Redevelopment has the potential to contribute positively to regeneration in the area by providing housing and/or employment.		
OP6 Balgownie Primary School					Existing site. Last assessed for Proposed Plan 2010. No changes.
	All	+/-	As per general brownfield assessment		
OP14 Bankhead Academy					Existing site. Last assessed for Proposed Plan 2010. No changes.
	All	+/-	As per general brownfield assessment		
OP74 Broadford Works					Existing site. Last assessed for Proposed Plan 2010. No changes. Site now has planning permission. Updated to reflect comments on flood risk from SEPA.
	Biodiversity	--	Owing to the size of the development (500+ units), there is likely to be significant negative impact on River Dee SAC as a result of pressure for additional water abstraction to service new development.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.	
	Climatic factors	-	Records of flooding near site from Gilcomston Burn, and reports of drainage issues on nearby roads. Site may also be at risk of fluvial flooding.	Flood Risk Assessment required.	
	Cultural Heritage	++	Sensitive and high quality redevelopment will enhance cultural heritage and the condition of these landmark buildings, which are on the Listed Buildings at Risk Register.		
OP39 Braeside Infant School					Existing site. Last assessed for Proposed Plan 2010. No changes. (Corrected reference to Tillydrone; site in Mannofield).
	Biodiversity	-	Site falls within the River Dee catchment area, but is not on any direct pathway. Therefore there is unlikely to be any significant negative effects.		
OP37 Burnside Centre Mastrick					New site. First assessed for Proposed Plan 2014.
	Biodiversity	+	There is likely to be some opportunities for habitat improvement on this site, which contains a significant amount of low-amenity open grassland. Development will not affect any designated site and is unlikely to affect any protected species.		

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++)	When Last Assessed and Changes Since
	Human Health	+/-	There may be part loss of open space on the site through redevelopment, but the extent of this is not yet known. It is likely that the quality of the remaining provision will be enhanced through this development.		
	Material Assets	+/-	There may be part loss of open space on the site through redevelopment; extent of this is not yet known. It is likely that the quality of the provision will be enhanced through this development.		
OP15 Carden School					Existing Site. Last assessed for Proposed Plan 2012. No changes.
	All	+/-	As per general brownfield assessment		
OP76 Causewayend Primary School					Existing site. Last assessed for Proposed Plan 2010. Add reference to LNCS.
	Biodiversity	-	Site is adjacent to the Inverness-Kittybrewster Railway LNCS, so there may be some negative impact, although the site itself is not covered by the designation. Site is also within the River Dee catchment area but is not on a direct pathway.		
	Cultural Heritage	+/-	Causewayend Primary School is a Category C listed building in a prominent location; and unsympathetic development has the potential to have a negative impact, but sensitive and high quality development would have positive benefits.		
OP77 Cornhill Hospital					Existing site. Last assessed for Proposed Plan 2010. Add reference to River Dee catchment, and flood risk.
	Biodiversity	-	Site falls within River Dee Catchment Area but is not on a direct pathway so the effect is not likely to be significant.		
	Cultural Heritage	+/-	Development is within the Rosemount Conservation Area and could have a negative impact if development is not responsive to the surrounding environment, however sensitive and high quality design could have a positive impact.		
	Climatic Factors	-	Site itself is not identified as being at risk of flooding, but is close to an area at risk of flooding and may be vulnerable to future changes in climate.		
OP78 Cotton Street					Existing site. Last assessed for Proposed Plan 2010. No changes.
	All	+/-	As per general brownfield assessment		
OP104 Craiginchies Prison					New site. First assessed for Main Issues Report 2013. CEMP now included in mitigation to reflect comments from SEPA.
	Biodiversity	-	This site falls within the River Dee catchment area and is in very close proximity to the river itself. Owing to steep topography, direct pathways are uncertain. There are some designated species recorded for this site; but it is likely that these are associated with the River Dee valley to the west of the site, and may not be directly affected by the redevelopment of the prison site itself.		

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++)	When Last Assessed and Changes Since
	Climatic Factors	-	Site is not at risk of flooding from River Dee due to steep topography. A previous flooding incident has been recorded at Walker Road adjacent to the site, however this was likely to be due to blocked drainage which is a maintenance issue.		
	Population	+	Proposed use unknown at present. Likely to be mixed use, therefore as per general brownfield assessment.		
	Cultural Heritage	-	There are no designated heritage assets on the site. However, Craiginchies Prison dates from 1830 and may be considered by some to be a significant non-designated heritage asset. However community views are likely to be mixed and consultation will be required.		
	Material Assets	-	No negative effect from closure of prison because facilities are being consolidated at a new facility in Peterhead. However, Walker Road Primary School is forecast to go over capacity in 2014 and will remain so for the foreseeable future.		
OP57 Craighill Primary School					Existing site. Last assessed for Proposed Plan 2010. Add reference to flood risk.
	Biodiversity	-	Site is within the River Dee catchment, but is not on a direct pathway. Given also the scale and the fact that it is a brownfield development impact is unlikely to be significant.		
	Climatic Factors	-	Site itself not identified as being at risk of flooding; however is close to areas at risk from the River Dee, and may be vulnerable to effects of future changes in climate.		
OP79 Crown House					Existing site. Last assessed for Proposed Plan 2010. Add reference to flood risk.
	Climatic Factors	-	Site itself not identified as being at risk of flooding; however it is close to a flood risk area and may be vulnerable to the effects of future changes in climate. Falls within the River Dee catchment area but is not on a direct pathway.		
	Cultural Heritage	+/-	Crown House is a Category B listed building within the Bon Accord Crescent/Crown St Conservation Area, and an unsympathetic development has the potential to have a significant impact on cultural heritage, but sensitive and high quality development could have positive benefits.		
OP40 Cults Pumping Station					Existing site. Last assessed for Proposed Plan 2010. Updated to reflect comments from SEPA on flood risk.
	Biodiversity	--	Site falls within River Dee catchment and is on the Cults Burn which is a tributary of the River Dee, so development may have a negative impact through polluting run-off, disturbance or future flood defences. Site is also situated on the Cults Den LNCS so there may be an impact on its conservation objectives.	HRA Appropriate Assessment required, which will trigger requirement for EIA. CEMP required. Ecological assessment required to determine and avoid effect on Cults Den LNCS. Protection through Natural Environment policies. Appropriate buffer zones to be in place.	

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++)	When Last Assessed and Changes Since
	Climatic Factors	-	Cults Burn runs to the west of the site and development on this site and is adjacent to areas at risk of flooding; but site itself not considered to be at risk.		
OP81 Denburn and Woolmanhill					Existing site. Last assessed for Proposed Plan 2010. Add reference to LNCS. Updated to reflect comments from SEPA on flood risk.
Biodiversity	-	Site is adjacent to the Inverness-Kittybrewster Railway LNCS so there may be an impact on its conservation objectives, but site itself is not covered by this designation. Site also falls within the River Dee catchment area but is not on a direct pathway.			
Climatic Factors	--	A significant area of flooding in southern portion of site is identified as being at 0.5% annual risk of fluvial flooding, and site is vulnerable to the effects of climate change. Source is likely to be from the culverted Den Burn.	Flood Risk Assessment required.		
Water	--	Site is identified as being at risk of flooding, and there is likely to be a negative impact on water quality as a result of a flood event.	Flood Risk Assessment required.		
Material Assets	++/--	Site is identified as being at risk of flooding, and there is likely to be a negative impact in the event of a flood though the loss and damage of material assets.	Flood Risk Assessment required. See Flood Risk Framework for most appropriate uses.		
Cultural Heritage	+/-	Category A listed Woolmanhill Hospital building within Union Street Conservation Area. Development has the potential to enhance heritage in the conservation area. However, redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed.			
OP80 Bon Accord Masterplan Area					
Cultural Heritage	-/_	Potential disturbance of listed buildings, or the conservation area. However the SG regarding the Bon Accord Masterplan area states that development should highlight architecture in the area, therefore likely improving the listed buildings and/or conservation area.			
Population	+	Development will help to improve the economy of the area, promoting Aberdeen as a top retail destination in the UK. Improvement of the environment and public realm will improve safety, transport and community facilities for the population. Will also help to make Aberdeen an improved tourist destination.			
OP82 Dunbar Halls					Existing site. Last assessed for Proposed Plan. No changes.
Biodiversity	--	Site is adjacent to River Don Corridor LNCS so there could be negative impacts, but site itself is not covered by designation. Possible loss or disturbance of ancient woodland resulting from development.	Policy NE5 includes protection for ancient woodland against loss or disturbance.		
Climatic Factors	-	Site itself not identified as being at risk of flooding, but site in close proximity areas of risk; nearby Seaton Park regularly floods. Development is vulnerable to global climate changes.			

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++)	When Last Assessed and Changes Since
	Cultural Heritage	-	Development is within the Old Aberdeen conservation area. There could be a positive or negative impact on its setting and townscape, depending on the quality and sensitivity of proposals. May also be loss of key views of St Machar Cathedral.		
OP93 Former Summerhill Academy					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Biodiversity	-	Site falls within River Dee catchment area but is not on a direct pathway.		
OP102 George Street/Crooked Lane					New site. First assessed for Proposed Plan 2014.
	Climatic Factors	--	Site is identified as being at medium-level risk of flooding from river sources according to new SEPA Flood Risk maps.	Flood Risk Assessment required.	
	Landscape	+	Redevelopment of this site is likely to have a positive impact on the current view of the site, which is of mixed quality. Likely to improve the streetscape of George Street and Crooked Lane if of a high quality design.		
	Cultural Heritage	-	Redevelopment is likely to result in the loss of a single Category C Listed Building.		
	Material Assets	++	Development will provide additional retail floorspace to meet the needs of the existing and future population of Aberdeen, as identified in the Retail Study 2013.	Site schedule will specifically identify this site as an opportunity for new retail development.	
OP35 Granitehill Road					New site. First assessed for Proposed Plan 2014.
	Air	0	Site is proposed as a storage facility for Aberdeen Art Gallery. Therefore, it is unlikely to result in increased or regular vehicle movements and will have a neutral impact on air.		
	Landscape	++	Site is currently in a derelict state that is an eyesore for the community. Development of a high-quality design building on this site will improve visual aspect considerably.		
OP27 Greenfern Infant School					Existing site. Last assessed for Proposed Plan 2010. Add reference to LNCS and flood risk.
	Biodiversity	-	Site is adjacent to River Don Corridor LNCS, so there is a potential impact on its conservation objectives, but site itself is not covered by this designation.		
OP49 Grove Nursery					Reassessed for Proposed Plan 2014. Updated to reflect comments from SEPA on flood risk.
	Climatic Factors	-	Site is not identified at being at risk of flooding on SEPA flood maps, however there has been historic issues with flooding from nearby channels, most likely due to blockages.	Flood Risk Assessment required.	
OP65 Haudagain Triangle					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Air	++/--	The development of commercial/retail park will attract additional traffic to an Air Quality Management Area. On the other hand, improvements to the Haudigan should improve congestion and air quality at this roundabout; therefore there will be mixed effects.	Apply LDP policy on developer contributions which will be sought as appropriate to try and mitigate transport impact.	

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++)	When Last Assessed and Changes Since
	Climatic Factors	+	This development proposal forms part of a wider masterplan for the area, and will lead to the replacement of the housing on this site with more energy efficient modern dwellings.		
	Population	++	Development would assist regeneration in this area and will also provide existing residents with new, modern replacement affordable housing.		
	Material Assets	++	This development will provide infrastructure improvements for the strategic road network around Aberdeen and will have a positive impact on material assets. Improvements to the Haudagain Roundabout will have positive effects on traffic and for the whole road network in the north of the city.		
OP84 Hilton Nursery School					Existing site. Last assessed for Proposed Plan 2010. No changes.
	All	+/-	As per general brownfield assessment		
OP106 Former Jimmy Chung's Beach Esplanade					New Opportunity site for Proposed Plan 2014.
	Climate	-	Site is at 0.5% annual risk of flooding from coastal sources, being located directly on the coast, however topographical factors mean flooding is unlikely. Unlikely to increase the risk of flooding elsewhere.		
	Water	0	As development will take place on the seafront, there is likely to be only minimal impact on the coastline because the site was previously developed and is already in a built-up area.		
	Landscape	+	Development will have a positive impact on the landscape setting of the city at the beach, if a sensitive and high quality design.		
	Material Assets	0	The likely future use of the site is uncertain however there is likely to be a positive impact on material assets by providing new development to help regenerate a derelict beachfront site. New Beach & Leisure policy restricts the uses which will be permitted.		
OP42 Kennerty Mills					Existing site. Last assessed for Proposed Plan 2010. Updated to reflect comments from SEPA on Flood Risk Assessment.
	Biodiversity	--	Development is adjacent to the Culter Burn LNCS, but is not itself covered by this designation. Site is within River Dee catchment and is on a tributary. Development may impact negatively on water quality and biodiversity of the SAC.	HRA Appropriate Assessment required, which will trigger requirement for EIA. CEMP required. Ecological assessment required to determine and avoid effect on Culter Burn LNCS. Protection through Natural Environment policies. Appropriate buffer zones to be in place.	
	Climatic Factors	--	Site falls within PVA 06/19. Part of the site is at 0.5% annual risk of flooding; being adjacent to the Culter Burn it can be considered to be at medium to high risk of flooding.	Flood Risk Assessment required.	

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++)	When Last Assessed and Changes Since
	Water	--	Site is identified as being at medium-high risk of flooding, and there is likely to be a negative impact on water quality in the event of a flood,	Flood Risk Assessment required.	
	Material Assets	++/--	Site is identified as being at medium-high risk of flooding. Therefore there is likely to be a significant negative impact in the event of a flood, through the loss or damage of material assets.	Flood Risk Assessment required. Flood Risk Framework outlines most appropriate uses for different levels of flood risk.	
	Cultural Heritage	+/-	Kennerty Mills is a Category- B listed building; development could have a positive or negative impact depending on the detail of proposals.		
OP105 Former Kincorth Academy					
	All	+/-	As per general brownfield assessment		New site. First assessed for Proposed
OP91 Marischal Square (former St Nicholas House)					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Cultural Heritage	++/--	Site is within Union Street Conservation Area and lies between two Grade- A listed buildings (Marischal College and Provost Skene's House). Sensitive and high quality development has the potential to have a significant positive impact on their setting; however insensitive development may have a significant negative impact.	Apply LDP Design policies on successful placemaking. May also be submitted to Design Review Panel.	
	Landscape	+/-	Sensitive and high quality redevelopment would have a significant positive impact on the landscape, significantly improving the former St Nicholas House.		
OP43 Milltimber Primary School					
	Biodiversity	--	Likely to be a significant effect on the River Dee SAC through impact on water quality from run-off.	HRA Appropriate Assessment required, which will trigger requirement for EIA. CEMP required. Ecological assessment required to determine and avoid effect on Culter Burn LNCS. Protection through Natural Environment policies. Appropriate buffer zones to be in place.	Existing site. Reassessed for Proposed Plan 2014. Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	-	There is a small risk of flooding from a small watercourse on the boundary of the site.	Flood Risk Assessment required.	
OP16 Mugiemoos Mill (Former Davidsons Paper Mill)					Existing site. Last assessed for Proposed Plan 2010. Updated to reflect comments from SEPA on flood risk.
	Climatic Factors	--	Site is adjacent to the River Don and part of the site is identified as 0.5% risk of flooding from fluvial sources. There is also part of the site which is at risk of flooding from the Bucks Burn which runs across the site.	Flood Risk Assessment required.	
	Water	--	Site is close to the River Don and there will be potential impacts on water quality, especially in the event of a flood, and the site may be vulnerable to future changes in climate	Flood Risk Assessment required.	

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++)	When Last Assessed and Changes Since
	Material Assets	--	A small part of the site is identified as being at risk of flooding which is likely to have a negative effect in the event of flooding, through the loss or damage of material assets.	Flood Risk Assessment required. Flood Risk Framework identifies most suitable uses for different levels of flood risk.	
	Biodiversity	--	Site is adjacent to River Don Corridor LNCS, but is not itself covered by the designation. Owing to the size of the site, there is also likely to be a significant effect on the River Dee SAC due to water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.	
OP64 Ness Solar Farm					New site. First assessed for Proposed Plan 2014. Comments on flooding and water informed by comments from SEPA.
	Biodiversity	-	Site is located on a disused landfill that is in the process of being naturalised. It is low quality grass and scrubland and impact on biodiversity likely to be limited. Site is close to, but not covered by the Tullos Hill Local Nature Conservation Site.		
	Climatic Factors	++	Solar farm will directly promote the generation and use of renewable energy, thus reducing the environmental impacts from greenhouse gases and other pollutants. Will not be a significant traffic generating use. Very small patches of the site are identified as being at risk of surface water flooding, but this is not significant.		
	Soil	--	Use of, or spills of chemicals used at solar facilities presents the risk of soil contamination, however this is uncertain. There may also be contamination risks associated with the development of the landfill site.	Operation of solar facilities and potential pollution will be regulated; this is not a matter for planning.	
	Water	0/-	Operation of a solar farm does not require water use and will not increase the need for abstraction of water from the River Dee. The use of or spills of chemicals used at a solar facility also presents the risk of contamination of surface or groundwater. There are no watercourses in the immediate vicinity.	Operation of solar facilities and potential pollution will be regulated; this is not a matter for planning.	
	Landscape	-	Likely to have some impact on the landscape setting of the city. It will be a relatively small solar facility, but the installations will be numerous and geometric. Glare is not thought to be a significant issue with the type of panels proposed.		
	Population	+	Construction and operation of solar facilities is likely to create both direct and indirect employment opportunities		
	Cultural Heritage	0	Unlikely to result in the loss of any built or cultural heritage features.		
	Human Health	0	Unlikely to have a significant impact on human health.		
	Material Assets	++	Development will create a significant new material asset for the whole city, in the form of a utility scale solar energy facility.		

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++)	When Last Assessed and Changes Since
OP87 Pittodrie Park					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Landscape	+/-	Large-scale development in this prominent location is likely to impact significantly on the surrounding landscape, which is in a prominent and exposed position when viewed from Beach Esplanade. However, impact largely local. If designed sensitively may be an improvement on the existing football stadium, which is very prominent.		
OP89 Smithfield School					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Population	++	In addition redevelopment in Tillydrone will support regeneration in the area having positive effects on population and material assets	Site identified by the Council as for the development of new affordable homes.	
OP90 St Machar Primary School					Existing site. Last assessed for Proposed Plan 2010. Add reference to flood risk.
	Climatic Factors	-	The site is close to areas of flood risk and may be vulnerable to the effects of future changes in climate. However the topography of the site would suggest that the site itself is not at risk of flooding.		
	Population	++	In addition redevelopment, especially if for housing, in Tillydrone will support regeneration in the area having positive effects on population and material assets		
OP88 Shore Porters Warehouse					Reassessed for Proposed Plan 2014.
	All	+/-	As per general brownfield assessment		
OP92 St Peter's Nursery Spital					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Cultural Heritage	+/-	Site is within the Old Aberdeen conservation area and without careful consideration could impact negatively on cultural heritage. However site is currently overgrown and derelict, so proposals have the potential to improve its visual aspect considerably.		
OP94 Tillydrone Primary School					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Population	++	In addition redevelopment in Tillydrone will support regeneration in the area having positive affects on population and material assets.	Site identified by the Council as for the development of new affordable homes.	
OP103 Torry Nursery School					New site. First Assessed for Proposed Plan 2014.
	All	+/-	As per general brownfield assessment		
OP96 Upper/Basement Floors 73-149 Union Street					Existing site. Last assessed for Proposed Plan 2010. FRA requested by SEPA.
	Climatic Factors	-	Flood risk should be considered on this site; given historical flood events. Areas of the site also appear to be at risk from surface water flooding. Risk of flooding from culverts and road drains.	Flood Risk Assessment required.	

Updated to reflect comments of

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++)	When Last Assessed and Changes Since
	Cultural Heritage	+/-	Building is Grade A listed and within Union Street Conservation area. Development has the potential to bring the whole building back into use and enhance its maintenance and the streetscape of the conservation area. Redevelopment could have significant negative impacts on cultural heritage if not sensitively designed.		Updated to reflect comments on flood risk from SEPA.
OP97 Victoria Road School					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Biodiversity	-	Site falls within River Dee catchment area but is not on a direct pathway.		
	Climatic Factors	-	Site itself is not identified as being at risk of flooding, but is close to areas at risk from flooding and may be vulnerable to future changes in global climate.		
OP98 VSA Gallowgate					Existing site. Last assessed for Proposed Plan 2010. Add reference to River Dee.
	Biodiversity	-	Site falls within River Dee catchment area but is not on a direct pathway.		
	Cultural Heritage	+/-	VSA is a category C listed building, and is situated next to St Margret of Scotland Episcopal Church, which is a category B listed building. Opposite the VSA is 111 Gallowgate, which is also a category C listed building. Development has the potential to bring the VSA back into use with sensitive and high quality design, but may also have a negative effect on the site and setting of these other heritage assets.		
OP99 The Waterfront, Torry					Existing site. Last assessed for Proposed Plan 2010. Add reference to LNCS and flood risk.
	Biodiversity	--	Site falls within the River Dee catchment area and is in close proximity to the SAC, so there may be a direct pathway. Impact likely to be limited owing to the existing industrial nature of the site.	HRA Appropriate Assessment and EIA may be required. Ecological assessment and CEMP required.	Updated to reflect comments from SEPA on flood risk.
	Water	--	Part of the site is at risk of flooding, which is likely to have a negative effect through the loss or damage of material assets in the event of a flood.	Flood Risk Assessment required.	
	Climatic Factors	--	Development is close to areas at risk of coastal and river flooding and may be vulnerable to effects of changes in climate. A small part of the site falls within the 0.5% annual risk of fluvial/coastal flooding. There is a history of flooding from the River Dee.	Flood Risk Assessment required.	
OP100 Water Lane Grannary					Existing site. Last assessed for Proposed Plan 2010. Add reference to River Dee.
	Biodiversity	-	Falls within River Dee catchment area but is not on a direct pathway.		
	Climatic Factors	-	Site is in close proximity to the Harbour and the area of land at risk from flooding from the River Dee/coastline, although site itself not at risk of floodin. This site may be vulnerable to future changes in climate.		
OO68 1 Western Road					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Biodiversity	-	Site is adjacent to Inverness to Kittybrewster Railay Line is a Local Nature Conservation Site but not covered by the designation itself.		
OP101 Woodside Congregational Church					Existing site. Last assessed for

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++)	When Last Assessed and Changes Since
	All	+/-	As per general brownfield assessment		Proposed Plan 2010. No changes.
OP69 140 Causewayend					Existing site. Last assessed for Proposed Plan 2010. No changes.
	All	+/-	As per general brownfield assessment		
OP70 35 Froghall Road					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Cultural Heritage	+/-	Close to Old Aberdeen Conservation Area and development has the potential to enhance cultural heritage if sensitively designed. If not, the impact will be negative.		
OP71 41 Nelson Street					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Biodiversity	-	Site is adjacent to Inverness to Kittybrewster Railway Line is a Local Nature Conservation Site but not covered by the designation itself.		
OP95 Triple Kirks					Existing site. Last assessed for Proposed Plan. No changes.
	Cultural Heritage	+/-	The restoration of this Grade A Listed Building in this prominent location has the potential to bring this building back into use and enhance heritage in the Conservation Area. Redevelopment could also have negative impacts on cultural heritage if not sensitively designed.		
OP110 Wellington Road					New site. Last assessed for Main Issues Report 2013. No change to assessment, but is identified as an Opportunity Site in Proposed Plan as a result of Council decision.
	Biodiversity	-	This site falls within the River Dee SAC catchment area. NESBReC records do not indicate the presence of any protected species on this site.		
	Climatic Factors	-	Record of flooding from small watercourses nearby, and areas of the site shown at risk of surface water flooding.		
	Population	0	Site is proposed for retail use		
	Cultural Heritage	0	No built or cultural heritage assets on the site		

5.c. Brownfield Alternative Options					
Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
B0105 Raiths Transport Interchange					New site. Last assessed for Main Issues Repor 2013 (as a preferred option).
	Biodiversity	-	The site is in close proximity to the Aberdeen-Inverness and Kittybrewster railway Line Local Nature Conservation Site.		This site is now an alternative option following advice from NESTRANS and Transport Scotland. Additional comments on water and flooding to reflect comments from SEPA.
	Climatic Factors	--	There are two recorded flood incidents at Pitmedden Road (blocked drains) and to the small watercourse on the northern boundary of the site, which has been blocked on one occasion. The drainage system in this area was considered inadequate and required upgrading. Presence of small watercourses and relatively large areas shown at risk of surface water flooding, historical flooding adjacent to the site.		
	Water	-	There is a small tributary of the River Don adjacent to the site and there is already pollution pressure from the Pitmedden Industrial Estate. Site not currently connected to the public sewerage system. Large areas of site at risk of surface water flooding which may have a negative impact on water quality in the event of a flood.		
	Human Health	--	Site is within Airport Noise Contour, meaning that there will be significant impacts on human health as a result of aircraft noise from the airport. Close to but not within Airport Exclusion Zone.		
	Cultural Heritage	0	No built or cultural heritage features present on the site		
	Material Assets	-- or +	It is undetermined whether the proposed use would sterilize the future potential or development of the transport interchange. This would need to be established with Network Rail. Large areas of site at risk of surface water flooding; would be a negative impact through damage or loss of assets.		
B0103 The Spires North					New site. Last assessed for Main Issues Report 2013. No change.
	Biodiversity	-	Adjacent to the Aberdeen- Inverness railway LNCS. Designated species recorded by NESBREC for the site (with a 100m buffer) include Common Goldeneye Common Kingfisher, Greater White-fronted Goose, Whooper Swan and House Sparrow. It is possible that some of these species are associated with the River Don corridor and are not to be found on site, particularly given that there is very little natural habitat on the site.		
	Landscape	--	This is an especially prominent site in the local area, which is elevated and highly visible from the surrounding area. The current view of the site is likely to be improved through new residential development, but will still be highly prominent and intrusive.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Population	+/-	The redevelopment of this site will provide housing, but will also mean the loss of current employment uses on site and a decrease in the size of the industrial estate.		
	Cultural Heritage	0	No built or cultural heritage assets on the site.		
B0207 Mundurno Industrial					New site. Last assessed for Main Issues Report 2013. Updated to reflect SEPA comments on flood risk.
	Climatic Factors	+/-	One development proposal for this site is a new facility creating fuel from waste. This would promote the use of waste as a resource and prevent it being landfilled. Small parts of the site show to be at risk of surface water flooding.		
	Population	0	Not proposed for housing, employment or another population enhancing use.		
	Human Health	0	Highly unlikely any open space or recreational opportunities will be provided in association with this site as it is very isolated from any nearby residential development, within a low amenity industrial area is not an appropriate place for recreational facilities.		
	Cultural Heritage	0	No built or cultural heritage assets on the site.		
	Material Assets	++	New energy from waste facility would be a significant new asset for the whole city.		
B0601 Hillhead					New site. Last assessed for Main Issues Report 2013. No change.
	Biodiversity	-	Development would result in the loss of mature woodland to the north of the site. The River Don Corridor LNCS lies adjacent to the site to the north. The Donmouth Nature Reserve, which is downstream of the site, may also be affected. Designated species recorded for this site by NESBReC: Wych Elm, Common Bullfinch, Slender Trefoil, Greater White-fronted Goose, Common Kingfisher, Common Goldeneye, Common Starling, Hedge Accentor, Black-headed Gull, Herring Gull, House Sparrow, Wild Pansy.		
	Climatic Factors	--	The area identified as being at risk of flooding from the Don rises to the northern border of the site, but does not affect the site itself. Site is on top of a steep scarp; unlikely to be affected by flooding.		
	Landscape	-	This development would result in the loss of green space and woodland.		
	Population	++	Currently proposed that this site may be used for student accommodation. If so, this would contribute to meeting the specialist housing needs of this group.		
	Human Health	--	It is possible that this development would result in the loss of green space and woodland, as well as sports facilities including tennis courts.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Cultural Heritage	+/-	Development may affect the setting of listed buildings Brig o Balgownie, and is also within the Old Aberdeen Conservation Area. Note that the proposals note that there is the potential for the restoration of the historic Rose Cottage (Grade B Listed) on the site, which would be a benefit.		
B1001 Queen's Road					New site. Last assessed for Main Issues Report 2013. No change.
	Biodiversity	-	This site falls within River Dee SAC catchment. The southern part of this site is within Tree Preservation Order Area 13. There are records of bats (Chiroptera) in the area and Wych Elm, Common Tern, Eurasian Woodcock and Hedge Accentor, all of which are designated species.		
	Cultural Heritage	-	The site lies within the Albyn Place/Rubislaw Conservation Area and contains 3 Category B Listed buildings. There are another 2 Category B Listed buildings on either side of this development site.		
B1201 Greyhope Bay					New site. Last assessed for Main Issues Report 2013. No change.
	Biodiversity	--	Site is covered by LNCS designation (Balnagask to Cove)		
	Climatic Factors	-	However, the site is close to the area identified as being at risk of coastal flooding on SEPA's flood maps, and may be vulnerable to the effects of future changes in climate. However at present it sits atop a cliff.		
	Soil	+	Proposals are for a visitors centre with a strong educational element that could directly encourage greater understanding of geodiversity features in the local area.		
	Population	0	Site is proposed for a visitor's centre; will not have a significant impact on population.		
	Cultural Heritage	-	Designated heritage assets are the Girdle Ness Category A listed lighthouse and the Torry Battery scheduled monument. Other non-designated heritage assets are also present on or close to the site, including anti-tank blocks associated with the battery, boundary stones and the site of cottages, suggesting that the area may be of archaeological significance.		
B1308 Abbotswell Road					New site. Last assessed for Main Issues Report 2013. Updated to reflect comments
	Biodiversity	-	The site is bordered by the River Dee Corridor LNCS to the north and west. Site is also within the River Dee SAC catchment and is on the banks of the river.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Climatic Factors	-	Site is not identified as being at known risk of flooding according to SEPA Flood Risk Maps. However, it is close to the area currently identified as being flood risk from the Dee and may be vulnerable to the effects of future changes in climate. There is also a semi-natural burn running along the eastern edge of the site, which is culverted beneath Abbotswell Road. This small watercourse may also be vulnerable to flooding in future.		from SEPA on flood risk.
	Water	--	There is currently a semi-naturalised small watercourse running through the middle of the wider site and the eastern edge of the site proposed for housing. It is unclear how this is proposed to be treated or promoted.		
	Population	+/-	The redevelopment of this site/rezoning of this area would provide housing. However, it would also involve the loss of current employment uses and may also remove protection for existing businesses on site and open them up to redevelopment for housing.		
	Cultural Heritage	0	No built or cultural heritage designations on the site		

6. Other Preferred Options Identified					
Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
OP26 Auchmill Golf Course					Existing site. Reassessed for Proposed Plan 2014 to reflect proposed use as replacement holes for golf course.
	Biodiversity	+	Given the low biodiversity value of the site, any strategic landscaping associated with the development is likely to be of benefit; but in general unlikely to be any significant impact.		
	Air	0	Site is for replacement holes; the golf club is already in operation. Therefore this development is not likely to increase the number of cars visiting the club. No other effect on air.		
	Climatic factors	0	Site is for replacement holes; the golf club is already in operation. Therefore this development is not likely to increase the number of cars visiting the club. No other effect on climate.		
	Soil	-	May be a short-term negative impact on soil through the removal or re-grading of soil to form new fairways and greens which may exacerbate soil erosion in the short-term. In the longer-term there will be no significant impact.		
	Water	0	It is likely that water will be required to service this developmet, however the proposal is for replacement holes, therefore it can be expected that water requirements will not increase beyond current levels.		
	Landscape	0	There will be no significant impact on landscape; the site will remain open and green in character. No built development associated.		
	Population	0	No significant impact on population.		
	Human Health	+	Replacement golf holes will help to ensure that this valuable recreational asset is not lost in the course of the Greenferns development. This will ensure that people have continued access to sporting and recreational activities.		
	Cultural Heritage	0	Will have no impact on cultural heritage.		
	Material Assets	0	Will have no significant impact on material assets.		
OP4 Dubford Community Facilities					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Cultural Heritage	0	Development will have no impact on cultural heritage.		
	Population	+	Will provide new housing that will provide facilities to meet the needs of a diverse population, including community centre, education, local shops etc.		
	Material Assets	+	Development will have a positive impact on material assets.		
OP85 King Street / Beach Esplanade					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Air, Water, Soil, Climatic Factors	-	There will be a negative impact on these indicators due to the size of the proposed development on the site.		

Other Preferred Site Options

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Biodiversity	-	There may be a detrimental impact on nearby Local Nature Conservation Sites, due to construction on site.		
	Cultural Heritage	0	There will be no impact on cultural heritage. There will also be no impact on landscape due to the surrounding area being partially built up.		
	Material Assets, Population	+	There will be a positive impact on material assets and population, as the provision of a mosque in this location will provide for the needs of a diverse population and may help to attract people to the city.		
	Human Health	+/-	There will be both positive and negative impacts on human health due to the loss of open space from the development of the site, and the social inclusion from the development of a new place of worship.		
OP44 North Lasts Quarry					Existing site. Last assessed for Proposed Plan 2010.
	Water, Soil, Biodiversity, Climatic Factors	--	Current use as a quarry has negative impact on these indicators due to the nature of the use. A small part of the site is identified as being at 0.5% annual risk of fluvial flooding. Areas at risk of surface water flooding. Flooding is also likely to have a negative impact on water quality.	Flood Risk Assessment required.	Updated to reflect comments from SEPA on flood risk.
	Air	-	Negative local impacts on air as a result of dust creation from quarrying activities.		
	Landscape	--	Development will have a significant negative impact on landscape.	Quarry is well established, is located in an isolated area and is well screened from view.	
	Material Assets	++	Retaining the site as a quarry will help to continue to provide aggregate to supply construction projects in the North East, reducing transport costs.		
	Cultural Heritage, Population, Human Health	+	There will be a positive impact in material assets due to the output of building materials quarried, to supply development in Aberdeen and across the region.		
OP50 Skene Road Hazlehead					Existing site. Last assessed for Proposed Plan 2010.
	Climatic Factors	-	Possible risk of flooding from small watercourses which flows through the centre of the site. Areas of the site identified as risk of pluvial flooding. Steep gradient may cause increased surface water runoff.	Flood Risk Assessment Required	Updated to reflect comments made by SEPA on flood risk.
	Soil, Biodiversity, Landscape	-	Development will have negative impacts on these indicators as a result of development.		
	All other indicators	0	There will be no effects on the other indicators.		
OP107 Greenwell Road Gas Holder (East Tullos)					New site. Last assessed for Main Issues Report 2013, as a potential site for retail/mixed
	Biodiversity	0	There are no designated sites within the boundary. Tullos Hill Local Nature Conservation Site is adjacent to the site but no impact is anticipated.		

Other Preferred Site Options

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Air	-	Use of the site as an energy from waste plant could have air quality implications because carbon dioxide is emitted during the thermal treatment of the waste. However, if the waste was landfilled, the amount of methane produced would have more than twice the global warming potential. Site is in close proximity to the Wellington Road AQMA.		use. Site was previously an alternative, is now an OP site for waste management facilities. Site has been fully reassessed for Proposed Plan 2014 for this use.
	Climatic Factors	++	The development of an Energy from Waste plant will promote the use of renewable energy; thermal treatment of waste also has a lesser effect on global warming than landfilling waste.		
	Soil	-/+	As per general brownfield assessment.		
	Water	-	As per general brownfield assessment.		
	Population	+	Development will reduce the amount of waste sent to landfill which will reduce future land take of landfill sites and will have an overall positive impact on the environmental and economic well-being of the city.		
	Landscape	-	Energy from Waste plants usually involves the construction of a stack or tower, which will be highly visible from surrounding areas.		
	Cultural Heritage	0	There will be no impact on cultural heritage.		
	Human Health	0	Although there is some evidence that incineration of waste has some negative effects on human health, in the main this is not conclusive, and effects were likely to be small.		
	Material Assets	++	Development will provide a site for modern energy from waste plant for the whole city of Aberdeen.		
OP86 Dyce Railway Station Car Park					New site. First assessed for Proposed Plan 2014.
	Biodiversity	0	Site has not been previously developed, but it is poor quality grassland that is unlikely to contain any species, habitats or native wildlife that would be negatively impacted. However site is proposed for car-park use which will restrict opportunities for biodiversity enhancement in future.		
	Air	-/+	An increase in car parking spaces may have the effect of encouraging more people to drive their cars to the station, which will may increase congestion and have a negative effect on air quality. However, it may also ease inappropriate parking on nearby roads which may ease congestion. Therefore		
	Climatic Factors	-	Additional car parking is likely to encourage people to use their cars rather than sustainable and active travel and public transport. Development would result in a large area of land being covered in hardstanding, which will increase surface water run-off.		

Other Preferred Site Options

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Soil	-	Likely to be a short-term adverse impact on soil through erosion, desegregation and compaction. May also release substances that could potentially contaminate the soil. No impact on geodiversity. May result in some construction waste, but no operational waste.		
	Water	0/-	Will not increase the need to abstract water from the River Dee. May be limited amounts of water-borne pollution, but very likely to increase the amount of surfact water run-off. Will not require to be connected to public sewerage system.		
	Landscape	-	Redevelopment likely to have a negative impact on the open landscape setting of the surrounding area and local houses. However impact will be localised and therefore effect will not be significant.		
	Population	0	No significant impact on population.		
	Human Health	-	Redevelopment will lead to loss of an area of open space that, while not formally laid out as pitches or park, is used for informal recreation and access indicated by desire paths across the site. This would be lost.		
	Cultural Heritage	0	No significant impact on cultural heritage.		
	Material Assets	+	Site will provide additional car parking facilities that have been identified as much-needed by transport and rail authorities. This will support and promote the use of the rail station at Dyce, making it more attractive to users, which will have a positive effect on take-up of rail travel in this part of the city.		