

# **Aberdeen Local Development Plan**

## **Proposed Plan**

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## Foreword

## **1. Introduction**

### **Vision**

1.1 Our aim is for Aberdeen in 2035 to be a sustainable city at the heart of a vibrant and inclusive city region. This supports the Aberdeen City and Shire Strategic Development Plan which sets out the vision for the area, which is:

“By 2035 Aberdeen City and Shire will be an even more attractive, prosperous and sustainable European city region and an excellent place to live, visit and do business. We will be recognised for:

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

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

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

### **National Planning Framework for Scotland**

1.3 Aberdeen is Scotland’s third largest city and, together with the rest of the North East, plays an important role in many aspects of the life of the country. This is reflected in Scotland’s Third National Planning Framework (NPF3). Its key vision for Scotland’s spatial development is to create:

- a successful sustainable place;
- a low carbon place;
- a natural resilient place; and
- a connected place.

1.4 NPF3 identifies a number of developments considered essential to the delivery of the spatial strategy. In Aberdeen it highlights improvements to Aberdeen Airport and the expansion of Aberdeen Harbour at Nigg Bay, both of which are identified as national developments.

1.5 NPF3 recognises that the city region’s exceptional economic performance provides opportunities to build on its success and benefit Scotland as a whole. Our city region has the greatest projected growth in both population and households of Scotland’s four Strategic Development Plan areas. Making sure the region has enough people, homes, jobs and facilities to maintain and improve its quality of life is

therefore essential. Aberdeen needs to be well connected to Edinburgh and Glasgow, its wider regions and the rest of the world. This requires reduced rail journey times, the completion of the Aberdeen Western Peripheral Route, and ensuring good domestic and international air and sea links which are vital to the region's economy.

1.6 Planning authorities must take NPF3 into account when preparing development plans and it is a material consideration in determining planning applications.

## **Aberdeen City and Shire Strategic Development Plan**

1.7 The strategy for the growth of the North East is set out in the Aberdeen City and Shire Strategic Development Plan. The main aims of the Strategic Development Plan are to:

- grow and diversify the regional economy;
- tackle our changing climate;
- ensure the area has enough people, homes and jobs to support the level of services and facilities needed to maintain and improve the quality of life;
- protect valuable resources including the built and natural environment;
- create sustainable communities; and
- make most efficient use of the transport network.

1.8 It sets a target of increasing the population of the city region to 500,000 by 2035 and achieving an annual house building rate of 3,000 per year by 2020.

1.9 The Strategic Development Plan promotes four growth areas which will be the focus for development over the period up to 2035. These growth areas are Aberdeen City and the three transport corridors between Huntly and Aberdeen, Aberdeen and Laurencekirk and Aberdeen to Peterhead. Development on brownfield sites is strongly encouraged. Significant allowances are also made for development on greenfield sites. The Strategic Development Plan housing allowances and employment land allocations are set out in Table 1 below. The Local Development Plan needs to show how these allowances and allocations will be met.

*Table 1 Strategic Development Plan Housing and Employment Land Figures*

	Housing Allowances			Employment Land Allocations	Employment Land: Strategic Reserve
	Existing to 2016	2017 to 2026	2027 to 2035	Existing to 2026	2027-2035
Brownfield	4,500	3,000	3,000	105 hectares	70 hectares
Greenfield	12,000	5,000	4,000		
Total	16,500	8,000	7,000	105 hectares	70 hectares

Notes:-

- The 'Effective Land Supply 2011' which is included in Schedule 1 of the Strategic Development Plan, includes the 5-year effective housing land supply as well as the effective supply programmed beyond year five. To avoid double-counting, we have not included any Local Development Plan allocations in the effective or constrained land supply.

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

1.10 The Local Development Plan sets out how we aim to work towards our vision for Aberdeen. It shows which land is being allocated to meet the City's development needs to 2026 and beyond and it sets out the planning policies we will apply in promoting the growth of Aberdeen over this period.

1.11 We have taken account of, and been informed by, many other plans and strategies in preparing this Plan. These include the Scottish Government's planning policies, as set out in the National Planning Framework 3, Scottish Planning Policy (SPP), Designing Streets, the River Dee Catchment Management Plan and various Circulars. We have also considered the Nestrans Regional Transport Strategy and Delivery Plan, our own Local Transport Strategy, the Aberdeen City and Shire Economic Forum (ACSEF) Economic Action Plan and the Aberdeen City and Shire Housing Need and Demand Assessment.

1.12 The Plan contains a spatial strategy which explains our overall view of where development should go and the principles behind that. We have identified development sites and the scale of development we expect to see on each site. We have also specified what developers need to do when designing and delivering development, emphasising the need for masterplans, drawn up with local community involvement, for all the major sites. Our policies set out the requirements for different types of development and explain what uses are acceptable in different areas. More information and advice is often contained in Supplementary Guidance. This can relate to specific sites or to specific types of development. We have also prepared an Action Programme which sets out what actions are needed for the policies and proposals in the Plan to be delivered, who is responsible for delivering them and the expected timescale for doing this. The Action Programme will be monitored and updated regularly and published every two years.

## **How to use the Plan**

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

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

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

## **2. The Spatial Strategy**

### **Overview**

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

2.2 Regeneration of city centre sites and other brownfield sites throughout the existing built-up area for appropriate uses will be encouraged. Brownfield sites are expected to contribute 7,500 units towards our housing requirements over the period to 2026. The Plan identifies specific brownfield housing sites and explains the potential for others to come forward. Sites are also identified for other uses which complement existing communities.

2.3 Redevelopment of previously used sites makes a significant contribution to the overall sustainability aims of the Plan. However the city needs to expand beyond its existing developed edges to maintain and enhance our employment and housing opportunities, to retain our young people and to attract others to invest and live here. A mixture of house types and employment opportunities to encourage a balanced population structure is important if we are able to offer a wide range of services and facilities which underpin Aberdeen's role at the core of the city region.

2.4 Aberdeen will accommodate around half of the new housing and employment land needed to meet the strategic needs of the North East over the next 20 years as set out in the Strategic Development Plan. This plan shows the existing allocations to 2016 that have been carried over from the 2012 Local Development Plan. The allocations for 2017-26 are shown in detail and the indicative allocations for 2027-35 are also shown. Greenfield sites for 21,000 homes and 175ha of employment land are required up to 2035. This will reinforce the city's important role as a regional centre which makes a significant contribution to the wider Scottish economy. The planned expansion around existing suburban communities is, therefore, essential and provides opportunities for exciting new ways of delivering development guided by detailed masterplans prepared in consultation with local communities.

2.5 New development, whether in brownfield or greenfield locations, will have to be of the best standard to deliver opportunities for people to enjoy a high quality of life within an attractive and safe environment which encompasses natural open landscapes. Connections between these new development areas and other parts of the city are also important.

2.6 In determining the best locations for greenfield development the 2012 Local Development Plan established a number of 'Directions for Growth' giving careful and detailed consideration to environmental, topographical and accessibility issues. There is a choice of development locations in different parts of the city with development largely contained within the Aberdeen Western Peripheral Route. This Plan continues with this approach. Our sites were also subjected to a Strategic Environmental Assessment (SEA) and the Environmental Report is available along with this Plan. Development proposals must take account of the mitigation measures highlighted in the SEA.

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

## **Brownfield Sites**

2.8 Sites are required for 7,500 homes on brownfield sites to meet the requirements of the Strategic Development Plan up to 2026. Brownfield sites are normally found within the existing built-up area and are sites which have previously been developed. The identified sites are listed in Appendix 1, Table 1 and are shown on the Proposals Map.

2.9 Redeveloping the urban area can regenerate areas, maintain local services, remove local eyesores, bring land and buildings back into effective use, remediate contamination and reduce the need for car based travel. Brownfield development may present difficulties, such as land assembly or site preparation but these are likely to be outweighed by the benefits. Planning briefs or masterplans may be required for larger brownfield sites or sites in sensitive locations and where appropriate, an assessment of contamination of brownfield sites will be required prior to the granting of planning permission.

2.10 Developers will need to provide the necessary infrastructure and contributions as required by Policy I1 and, where necessary, use the criteria for calculating these as set out in Supplementary Guidance. The precise level of infrastructure requirements and contributions will need to be agreed with the Council, and other statutory agencies, through the masterplanning and planning application processes. The level of provision or contribution required will be commensurate to the scale and impact of the development proposed.

2.11 Appendix 1, Table 1 shows the brownfield sites identified through the Brownfield Potential Study that have been assessed as suitable for potential future housing development. Included within Appendix 1, Table 2 are the brownfield sites

with planning consent, which were not identified in the 2011 Housing Land Audit. Therefore these sites were not part of the Effective and Constrained Land Supply identified in the Schedule 1 Housing Allowances of the Strategic Development Plan.

2.12 The Brownfield Potential Study shows that the sites in Appendix 1, Table 1 have the potential to accommodate between 2,590 units to 4,479 units depending on the density of development. Added to this are 2,808 brownfield units in Table 2 that have received planning consent for development since 2011 (the base date for the Strategic Development Plan). Therefore the overall total number of potential units identified for brownfield sites range from 5,398 to 7,287.

2.13 Alongside the brownfield sites identified for housing, there are sites capable of accommodating other uses, such as for business, retail and leisure. These are shown in Appendix 2 along with other opportunity sites suitable for a variety of uses. This gives further detail and particulars of each site and its capabilities. Opportunity sites are shown on the Proposals Map. The list of brownfield sites is not exhaustive. It is not practical to try and identify brownfield sites too far ahead as sites tend to become available or get redeveloped all the time. For this reason, brownfield sites meeting the first seven years of the Strategic Development Plan's requirements have been identified. We are confident that more sites will emerge and receive planning consent during the lifetime of the Local Development Plan. Much of this will be driven by the buoyant housing market in Aberdeen. In addition, future Local Development Plans will continue to identify brownfield sites to meet the housing allowances beyond the next 7-10 years

## Greenfield Development

2.14 To meet the requirements of the Strategic Development Plan, sites have been identified on greenfield areas – this includes both the 17,000 homes up to 2026 and 175 hectares of employment land up to 2035. Many of these opportunities have a mixture of uses and most have been carried over from the 2012 Local Development Plan. The broad geographical distribution of these sites is shown in Table 2.

*Table 2: Greenfield Development Allowances and Allocations*

Housing Allowances	Existing to 2016	Phase 1 2017-2026	Phase 2 2027-2035	Total
Bridge of Don/Grandhome	3,210	2,100	2,300	7,610
Dyce/Bucksburn/Woodside	3,300	1,200	740	5,240
Kingswells and Greenferns	1,520	350	400	2,270
Countesswells	2,150	850	0	3,000
Deeside	554	248	0	802
Loirston and Cove	1,100	400	0	1,500
Total	11,834	5,148	3,440	20,422
Strategic Development Plan Allowances	12,000	5,000	4,000	21,000



Employment Land (hectares)	Existing to 2026	Phase 2 2027-2035	Total
Bridge of Don/Grandhome	5	27	32
Dyce/Bucksburn	36	18.5	54.5
Kingswells and Greenferns	74		74
Countesswells	10		10
Deeside	5		5
Loirston and Cove	13	20.5	33.5
Total	130	66.5	196
Strategic Development Plan Allocations	118	70	188

2.15 The sites are identified in the Tables 3-8 below on an area-by-area basis and are shown on the Proposals Map. Detailed masterplans or development frameworks have already been prepared, or are under preparation for most of the larger sites. Some of the sites have been developed or are under construction. Where the development of a site is now complete, they are not shown as opportunity sites in this Plan, but are included in the Tables below and marked with an asterisk\*.

2.16 The employment land allocations within the time frame up to 2026 are the same as those identified in the 2012 Local Development Plan. One exception is a proposed extension to Prime 4 Business Park at Kingswells. This is being proposed in order to meet the exceptional demand for employment land in this area and because of access constraints on part of the existing site. The overall allocations are more than required by the Strategic Development Plan. It is important to take account of factors that will reduce the actual developable area of employment land such as strategic landscaping, the presence of pylons or other uses within zoned sites and land required for transportation. This level of allocation is necessary to ensure that we meet the Strategic Development Plan target of making 60 hectares of land available to businesses at all times. This is important in order to create a wide range of business and industrial areas that will continue to give Aberdeen City a competitive business advantage.

## Land Release

2.17 The greenfield allocations will be assessed against the following land release policy.

## **Policy LR1 - Land Release Policy**

Part A - Existing Housing Allocations up to 2016 and Employment Allocations up to 2026

and

Phase 1 Release Development: Housing 2017-2026

Housing and employment development on existing allocated sites and housing sites allocated in Phase 1 (2017-2026) will be approved in principle within areas designated for housing or employment. Development on an allocated site or in close proximity to an allocation that jeopardises the full provision of the allocation will be refused.

Part B – Phase 2 Release Development: Housing and Employment 2027 – 2035

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

The detailed phasing of greenfield housing and employment sites is set out in Tables 3 to 8.

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

2.19 The Land Release Policy areas are shown on the proposals map, and covers sites with multi-phase allocations and the Phase 2 sites. Where a housing or employment site is wholly phased within the period to 2026, it will be zoned as either H1 Residential or given an appropriate employment zoning, but the LR1 Policy will also still apply to them.

## **Delivery of Mixed Use Communities**

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

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

## Directions for Growth

### Bridge of Don/Grandhome

2.20 Significant land allocations have been made to the area north of the River Don to support the Energetica Corridor promoted by ACSEF. This seeks to improve the economy and promote the energy industry along the Aberdeen to Peterhead growth corridor. The Plan allocates sites for more than 7,000 homes in this area and 32ha of employment land. The Aberdeen Western Peripheral Route (AWPR), Third Don Crossing and Haudagain roundabout improvements will bring improvements to this area. These are all scheduled for completion during the lifetime of this Plan. An Energetica Design Guide has been prepared as Supplementary Guidance.

*Table 3: Development at Bridge of Don and Grandhome*

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1 2017 – 2026	Phase 2 2027 – 2035
OP1 Murcar			27 ha employment
OP8 East Woodcroft North	60 homes		
OP9 Grandhome	2,600 homes	2,100 homes	2,300 homes
	5ha employment		
OP10 Dubford	550 homes		
Housing Total	3,210 homes	2,100 homes	2,300 homes
Employment Land Total	5ha		27ha

#### Notes

- Development Frameworks have been prepared for Grandhome and Dubford.
- Planning consents are in place at Grandhome and Dubford.
- The masterplan to be prepared for OP1 Murcar will need to take into account any masterplan or framework for OP2 Berryhill so that the developments dovetail together in a coherent manner.

### Dyce, Bucksburn and Woodside

2.21 Substantial land allocations have been made in the Dyce/Bucksburn A96 corridor close to Aberdeen Airport, which is one of the gateways to the Energetica corridor. A new exhibition and conference centre will be built at OP19 Rowett North, to replace the current facility at Bridge of Don. The AWPR will provide benefits to this area with a junction proposed at the A96. A Park and Ride site and a new access road into the Dyce Drive area will also be completed during the lifetime of this Plan.

The proximity of housing and employment land allocations provides the opportunity for people to live close to places of work.

*Table 4: Development at Dyce, Bucksburn and Woodside*

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1 2017 – 2026	Phase 2 2027 – 2035
OP17 Stoneywood	500 homes		
OP18 Craibstone North and Walton Farm	1.5 ha employment		18.5 ha employment or higher education and research
OP19 Rowett North	34.5 ha employment		
OP20 Craibstone South	750 homes	250 homes	
OP21 Rowett South	1,000 homes	700 homes	240 homes
OP22 Greenferns Landward	750 homes	250 homes	500 homes
OP25 Woodside	300 homes		
Housing Total	3,300 homes	1,200 homes	740 homes
Employment Land Total	36 ha		18.5 ha

#### Notes

- Masterplan for the proposed Aberdeen Exhibition and Conference Centre at OP19 is being prepared.
- Combined Development Framework for OP20, OP21 and OP22 was approved by the Council in 2014 and is subject to ratification by Scottish Government.
- Masterplans for OP20 and OP21 have been submitted to ACC as part of the PPIp applications for these sites.
- The 1.5ha of employment land at OP18 relates to Walton Farm and the rest of the site is identified for employment development or a higher education and research institute suitable for the relocation of Scotland's Rural College (SRUC), Craibstone.
- Masterplan for OP25 Woodside (Persley Den) has been prepared.
- Masterplan and planning consent in place at OP17 Stoneywood.

#### **Kingswells and Greenferns**

2.22 Around 50 hectares of employment land allocations have been made to the west of the city at Prime Four Business Park, Kingswells, which provides employment opportunities in a part of the city where there is little employment land. A further extension to this is proposed. The main housing sites are at Maidencraig (750 homes) on the A944 corridor and at Greenferns (1,350 homes plus 10ha employment land). The AWPR will provide benefits to this area with junctions proposed to the north and south-west of Kingswells.

*Table 5: Development at Kingswells and Greenferns*

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1 2017 – 2026	Phase 2 2027 – 2035
OP29 Prime Four Business Park Kingswells	50 ha employment		
OP63 Prime Four Extension	13 ha employment		
Kingswells C* (Complete)	50 homes		
OP30 Kingswells D and West Huxterstone	120 homes		
OP31 Maidencraig South East	450 homes		
OP32 Maidencraig North East	300 homes		
OP33 Greenferns	600 homes	350 homes	400 homes
	10 ha employment		
OP34 East Arnhall	1 ha employment		
Housing Total	1,520 homes	350 homes	400 homes
Employment Land Total	74 ha		

#### Notes

- Development Framework is in place for OP29 Prime Four, as well as a Masterplan for Phases 1, 2 & 3 of the business park.
- Masterplan required for OP63 Prime Four Extension.
- Combined Masterplan prepared for OP31 and OP32 Maidencraig.
- Masterplan prepared for OP30 West Huxterstone.
- Development Framework and Masterplan prepared for OP33 Greenferns.
- Planning consents in place at OP29 Prime Four Business Park (but not the OP63 extension), OP30 West Huxterstone and OP31 and OP32 Maidencraig.

## Countesswells

2.23 A new community at Countesswells was identified in the 2012 Local Development Plan. This area benefits from being close to the employment sites at Kingswells. This development includes 10ha of employment land plus appropriate community facilities.

*Table 6: Development at Countesswells*

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1 2017 – 2026	Phase 2 2027 – 2035
OP38 Countesswells	2,150	850	
	10 ha employment		
Housing Total	2,150 homes	850 homes	
Employment Land Total	10 ha		

Notes

- Development Framework and Phase 1 Masterplan prepared for OP38 Countesswells.

**Deeside**

2.24 Relatively limited development is proposed along the Deeside corridor with only one major site identified at Oldfold. Further new sites are proposed at Malcolm Road, Mid Anguston and Woodend near Peterculter. There are significant transport and educational capacity infrastructure constraints in the area which restrict the scale of future development. The Oldfold development includes an opportunity to redevelop Milltimber Primary School.

*Table 7 Development at Deeside*

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1 2017 – 2026	Phase 2 2027 – 2035
OP45 Peterculter East	25 homes		
OP46 Culter House Road	5 homes		
OP47 Edgehill Road	5 homes		
OP48 Oldfold	400 homes	150 homes	
	5 ha employment		
Craigton Road / Airyhall Road* (Complete)	20 homes		
North Garthdee Farm* (Complete)	80 homes		
OP51 Peterculter Burn	19 homes		
OP52 Malcolm Road Peterculter		71 homes	
OP108 Mid Anguston		8 homes	
OP109 Woodend Peterculter		19 homes	
Housing Total	554 homes	248 homes	0 homes
Employment Land Total	5 ha		

#### Notes

- Planning consents in place at OP45 Peterculter East, OP46 Culter House Road and Craigton/Airyhall Road.
- Development Framework and Masterplan prepared for OP48 Oldfold.
- OP52 Malcolm Road Peterculter requires a planning brief.
- A planning brief will be required for OP51 Peterculter Burn setting out (a) specific measures needed to avoid damage to, and enhance the Local Nature Conservation Site and (b) the requirement to provide a construction method statement that will avoid adverse effects on the qualifying interests of the River Dee SAC (Atlantic Salmon, Freshwater Pearl Mussel and Otter)

### Loirston and Cove

2.25 Loirston is considered suitable for a new football stadium and a site has been identified to accommodate this as part of a mixed use area. The site can also accommodate 1,500 homes and 11ha of employment land. It benefits from being close to a major junction with the AWPR. A new City South Academy is planned for Calder Park.

*Table 8: Development at Loirston and Cove*

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1 2017 – 2026	Phase 2 2027 – 2035
OP53 Aberdeen Gateway/Moss-side/Mains of Cairnrobin	2ha employment		
OP59 Loirston	1,100 homes	400 homes	
	11 ha employment		
OP60 Charlestown			20.5ha employment
Housing Total	1,100 homes	400 homes	
Employment Land Total	13 ha		20.5ha

#### Notes

- Development Framework prepared for OP59 Loirston

### 3. Delivering Sustainable Communities

This Section of the Plan sets out the Council's policies for ensuring that new development contributes to achieving our vision of a sustainable city and how we will meet the objectives and targets of the Strategic Development Plan.

#### Quality Placemaking by Design

3.1 Quality placemaking is at the core of planning in Aberdeen. Scottish Planning Policy, Creating Places: A Policy statement on Architecture and Place for Scotland, and Designing Streets promote the delivery of well-designed places and sustainable communities through good planning. Quality placemaking plays a positive part in reducing the impact of climate change and improving health and well-being.

3.2 Quality placemaking is about creating development that sustains and enhances the social, economic, environmental and cultural attractiveness of the city as a place to be and is a material consideration in determining applications. Placemaking requires a collaborative process to achieving development that complements and enhances the site context and can be measured by six essential qualities: ***a distinct identity, welcoming, safe and pleasant, easy to move around, adaptable to changing circumstances and is resource efficient.***

3.3 All development must follow a thorough process of site context appraisal to arrive at an appropriate proposal. Context will differ from site to site, however significant characteristics include: siting; scale; mass; detail; proportion; materials; colour; orientation; land designation; surrounding uses; transportation and connectivity; existing building heights; landscaping; natural heritage features; topography; views and the relationship to streets and open spaces. Not all development will be of a scale to make a significant placemaking impact, however all good design and detail adds to the attractiveness of the built and natural environment and careful consideration is crucial. All development, from window replacements to large developments, represents an opportunity to add to the rich placemaking legacy of our built environment.

3.4 Aberdeen encourages an engaging, design-led approach to secure quality placemaking through the appropriate use of pre-application discussion, the application of the masterplan process and on design matters. The Aberdeen City and Shire Design Review Panel offers professional, peer advice to support the decision making process.



## **Policy D1- Quality Placemaking by Design**

All development must ensure high standards of design and have a strong and distinctive sense of place which is a result of context appraisal, detailed planning, quality architecture, craftsmanship and materials. Well considered landscaping and a range of transportation opportunities ensuring connectivity are required to be compatible with the scale and character of the developments.

Places that are distinctive and designed with a real understanding of context will sustain and enhance the social, economic, environmental and cultural attractiveness of the city. Proposals will be considered against the following six essential qualities;

- **distinctive**
- **welcoming**
- **safe and pleasant**
- **easy to move around**
- **adaptable**
- **resource efficient**

How a development meets these qualities must be demonstrated in a design strategy whose scope and content will be appropriate with the scale and/or importance of the proposal.

To further ensure there is a consistent approach to placemaking throughout the city, the Aberdeen Masterplan Process will be applied to larger sites within the city.

Further guidance can be found within the supplementary guidance detailed below and Technical Advice notes listed in Appendix 5 Masterplans and Appendix 6 Supplementary Guidance.

## **Supplementary Guidance**

### **Windows and Doors**

Supplementary Guidance (SG), Windows and Doors, supports the above policy and policy D4: Historic Environment by providing guidance on how window and door developments will be expected to assure quality of placemaking by consideration of the historic environment, design, material, proportions, scale, detailing, and context. A hierarchy of proposals is outlined in accordance with National Guidance, promoting repair and reuse over replacement when original and historic assets remain in situ. The SG outlines criteria on: retain and repair of original/historic windows and historic glass, reinstating original types and arrangements, removing unsympathetic additions, refurbishment, and replacement windows and doors, and detailing.

### **Shops and Signs**

Supplementary Guidance (SG), Shops and Signs, supports the above policy and policy D4: Historic Environment by providing guidance on how shop and signs developments will assure quality of placemaking by consideration of design, material, proportions, scale, detailing, and context. A hierarchy of proposals is outlined in accordance with National Guidance, promoting repair and reuse over replacement when original and historic assets remain in situ. The SG outlines criteria on: retain and repair of original/historic assets, reinstating original types and arrangements, removing unsympathetic additions, refurbishment, and replacement shops and sign, and detailing. Further guidance is outlined for signage on new build developments, industrial areas and specialist employment areas, again ensuring placemaking is assured.

### **Energetica**

Supplementary Guidance (SG), Energetica, supports the above policy by providing guidance on how developments within the Energetica corridor will assure quality of placemaking by ensuring developments are adaptable, resource efficient, safe and pleasant, easy to move around, welcoming and distinctive. These are outlined through criteria within the SG.

### **Temporary Buildings**

Supplementary Guidance (SG), Temporary Buildings, supports the above policy by providing guidance on how developments of this nature will be expected to assure quality of placemaking by giving consideration to placement, length of time of the proposal, and context. The SG outlines criteria to be satisfied when developments of this nature are proposed.

### **Stonecleaning**

Supplementary Guidance (SG), Stonecleaning, supports the above policy by providing guidance on applications for stonecleaning and the impact they have on the distinctive historic environment of Aberdeen, by setting out criteria and noting the considerable harm to the historic environment and placemaking that can occur due to incorrect stonecleaning.

### **The subdivision and redevelopment of residential curtilages**

Supplementary Guidance (SG), the Subdivision and Redevelopment of Residential Curtilages, supports the above policy Policy D4: Historic Environment and Policy H1: Residential Areas by providing criteria that is required to be adhere to when proposing developments of this nature. The SG ensures the character and appearance of the original building, streetscape and area is retained; thereby the distinctive nature of the area is retained. Proposals for curtilage split have to consider: built form and townscape, design and materials, amenity, privacy, garden ground, daylight, sunlight and trees; therefore, they have to ensure they are distinctive, welcoming, safe and pleasant, easy to get to/move around.

## **Conversions of Buildings in the Countryside**

Supplementary Guidance (SG), Conversions of Buildings in the Countryside, supports the above policy and Policy D4: Historic Environment, and Policy NE2: Green Belt by providing criteria that is required to be adhere to when proposing developments of this nature. The SG ensures the character and appearance of the original building, its distinctive nature, is retained. Proposals for the conversion of buildings in the countryside have to consider: external appearance, internal alterations if a listed building, extensions and ancillary buildings, site boundaries, landscaping and infrastructure. Planning obligations and protected species are also required to be considered for developments of this nature.

### ***Criteria: Six Qualities of Successful Placemaking***

3.5 All development will be expected to contribute towards creating successful places. The section below provides further guidance on what these qualities are. The criteria used in assessing an appliciaon will be relevant to the scale, character and nature of the proposal.

#### **Distinctive**

- responds to the site context and is designed with due consideration to siting, scale, massing, colour, orientation, details, footprint, proportions and materials
- is well planned with high quality design, materials and craftsmanship
- complements the established distinctive consistency of materials of an existing streetscape
- reinforces established patterns of development
- reflects local styles and urban form
- retains and re-uses built or natural assets as features of the site
- protects and enhances the city's important views and creates new views;
- development complements local features, such as spaces and scales, street and building forms, materials, landscapes, topography, ecology, and skylines, to create places with a sense of identity
- soft and hard landscaping throughout the site are specified, and maintained, adding visual identity that connect buildings and spaces, and supports climate change adaptation

#### **Welcoming**

- well detailed, where materials, colour, texture and proportion are considered
- creates an attractive and defined entrances to the development or the local area
- easy to find your way around through a well ordered and inclusive layout with a hierarchy for transportation and recreation
- has an attractive and active street frontage
- includes appropriate signage and distinctive lighting to improve safety and highlight attractive buildings

**Safe and Pleasant**

- designed with pedestrian movement as the priority
- avoids unacceptable impacts on adjoining uses, including noise, smell, vibration, dust, air quality, invasion of privacy and overshadowing
- enables natural surveillance of public spaces through active frontages and does not create spaces which are unsafe or likely to encourage or facilitate crime
- distinguishes between private and public space
- inclusive in its design
- incorporates appropriate lighting
- is not at unacceptable risk of flooding or increases flood risk elsewhere

**Easy to get to / move around**

- prioritises sustainable and active travel
- provides well connected links within the development and connects to adjacent existing, and proposed, core path networks and public transport facilities
- places the movement of pedestrians and cyclists above motor vehicles
- provides cycle and motor bike storage facilities

**Adaptable**

- particularly in areas that are subject to change (e.g. town centres and industrial areas) new development is constructed in a manner suitable for a range of future uses
- new housing should be designed accommodate future internal alteration to sustain reconfiguration suitable for future occupants
- mix of building tenures, densities and typologies
- support climate change mitigation and adaption including increased rainfall and flood risk implications

**Resource efficient**

- reuses existing buildings and brownfield sites
- maximises efficiency of the use of resources through natural or technological means such as low or zero carbon energy-generating technologies, solar orientation and shelter, water saving measures including water capture and reuse, carbon rich soils, SUDS and green infrastructure
- denser development sharing infrastructure and amenity with adjacent sites
- minimises energy use and loss, including
- makes use of available sources of heat and power
- uses building materials from local or sustainable sources
- higher density in town centres and areas with convenient access to good public transport services
- provides space for the separation, storage and efficient collection of recycling and waste

## **Landscape**

3.6 The quality of the built environment can be enhanced through consideration of landscape design at an early stage of the design process. The landscape design should contribute to the delivery of sustainable places and recognise the important role that green infrastructure plays in adapting to climate change and sustainability. An appropriate good quality setting should always be created for buildings. The spaces between buildings should provide a safe and active environment. It is essential that in order to secure high quality development that hard and soft landscaping are an integral part of any development proposal.

3.7 Respecting existing landscapes and improving upon them through quality development is an essential component in the design process. Existing features add to successful places by ensuring originality, distinctiveness and reinforcing feelings of a positive sense of place. Well-designed hard and soft landscaping can add invaluable amenity and positive characteristics to a development.

### **Policy D2 - Landscape**

Developments will have a strong landscape framework which improves and enhances the setting and visual impact of the development, unifies urban form, provides shelter, creates local identity and promotes biodiversity. In order to secure high quality development, planning applications for new development must include a landscape strategy and management plan incorporating hard and soft landscaping design specifications. The level of detail required will be appropriate to the scale of the development.

Quality development will

- be informed by the existing landscape character, topography and existing features to sustain local diversity and distinctiveness, including natural and built features such as existing boundary walls, hedges, copses and other features of interest;
- conserve, enhance or restore existing landscape features and should incorporate them into a spatial landscape design hierarchy that provides structure to the site layout;
- create new landscapes where none exist and where there are few existing features;
- protect and enhance important views of the City's townscape, landmarks and features when seen from busy and important publicly accessible vantage points such as roads, railways, recreation areas and pathways and particularly from the main city approaches;
- provide hard and soft landscape proposals that is appropriate to the scale and character of the overall development.

Further guidance can be found within the supplementary guidance [detailed below](#) and technical advice notes listed in Appendix 6.

## **Supplementary Guidance**

### **Landscape**

Supplementary Guidance (SG), Landscape, supports the above policy and Policy D1 by providing guidance on how developments will assure quality of placemaking by consideration landscape as both a tool to aid the appropriate layout of development and as a feature of development. Criteria to be satisfied in the SG include: the development proposal, layout and design of residential and commercial developments, soft and hard landscaping, boundary treatments, slopes, car parking and landscape establishment and maintenance.

### **Big Buildings**

3.8 Well-placed big buildings within the city centre and immediate periphery can reinforce the city's urban experiences and opportunities by: defining places with single new buildings or clustering in groups, providing greater densities and concentrations of use; bringing greater accessibility to a range of amenities; offering greater social intensity; creating the opportunity for different economies at different times of the day as well as providing significant visual interest. A big building is regarded as one that exceeds the general height of the surrounding built context within the city centre and/or whose footprint is in excess of the established development pattern, the urban grain, of the context.

3.9 Aberdeen City Council considers that, where possible, the most appropriate location for quality big buildings should be within the city centre boundary and its immediate periphery. Further guidance can be found within the relevant supplementary guidance. Concentrating appropriate development within the city centre provides a clear long-term vision for growth and reinforces the role of the centre as a destination venue well connected by public transport rather than sites outwith the city centre whose likely development impacts will displace and dilute the role of the city centre.

3.10 Big buildings have a big impact on our environment whether in terms of their visual presence, the uses they bring to an area or the challenges of connecting them within the existing context, and many more social and environmental implications. It is crucial that sites for big buildings are identified as a result of a thorough urban design analysis to understand the context and its capabilities in providing appropriate functional and visual additions and new identities to parts of the City.

### **Policy D3 – Big Buildings**

The most appropriate location for big buildings is within the city centre and its immediate periphery.

Big buildings must be of a high quality design which complements or improves the existing site context. A proposal's relationship with its context must be demonstrated by using a design statement that includes:

- an analysis of the context;
- an illustration of its visual impacts through a series of sequential views;
- an analysis of micro-climatic impacts;
- area connectivity;
- the use of high quality materials, craftsmanship and detailing with low maintenance implications.

Proposals for big buildings that are considered to detract from their context and/or interfere with an established vista within the city centre will not be supported.

Big buildings should maintain and enhance the pattern and arrangement of the street blocks and plots, have slender vertical emphasis and silhouette that are in proportion and have active uses at ground level to the street.

Big buildings could be composed of a range of complementary uses, and be part of a development with smaller scale buildings to reduce any dominating impact within established areas and minimise blank elevations to the street.

It should be noted that this policy does not apply to employment land and industrial areas.

Further guidance can be found within the supplementary guidance Big Buildings detailed below and technical advice notes listed in Appendix 6.

### **Supplementary Guidance**

#### **Big Buildings**

Supplementary Guidance (SG), Big Buildings, supports the above policy by assure quality of placemaking is providing when tall and bulky building development are proposed. Criteria to be satisfied in the SG include: site selection, context and appropriate uses, visual analysis and design, building form and visual impact, environmental issues and maintenance and future proofing. Proposals must ensure quality placemaking is achieved by following the placemaking criteria under the heading of distinctive, welcoming, safe and pleasant, easy to get to/move around, adaptable and resource efficient.

## Historic Environment

3.11 Aberdeen has a rich built heritage that gives the city its unique sense of place and identity. The importance of built heritage and its management is outlined in national policy through Our Place in Time – The Historic Environment Strategy for Scotland, Scottish Planning Policy (2014), Scottish Historic Environment Policy (SHEP) and Managing Change in the Historic Environment documents.

3.12 The development of Aberdeen over the centuries owes much to its geography and geology and the buildings, road patterns and parks that grew out of them. This legacy of diverse spaces and places is the historic environment. It is covered by a variety of statutory designations designed to protect and conserve it, whilst still responding and adapting to change. The city centre, the west end and Old Aberdeen all contain significant numbers of listed buildings and conservation areas. Aberdeen has 1219 listed building entries, 11 Conservation Areas, 44 Scheduled Monuments and 1 site designated within the inventory of gardens and design landscapes in Scotland.

3.13 The historic built environment:

- Projects our cultural identity and regional distinctiveness;
- Contributes to economic development and regeneration;
- Supports the growth of our tourism and leisure;
- Helps connect people and places, providing continuity in a changing world;
- Contributes to sustainability by conserving resources.

3.14 It is important to conserve the historic environment for our own and future generations. The key to the sympathetic management of designated buildings and places is through a clear understanding of their significance and context.

### Policy D4 – Historic Environment

The Council will protect, preserve and enhance the historic environment in line with Scottish Planning Policy, SHEP, its own Supplementary Guidance and Conservation Area Character Appraisals and Management Plan. It will assess the impact of proposed development and support high quality design that respects the character, appearance and setting of the historic environment and protects the special architectural or historic interest of its listed buildings, conservation areas, archaeology, scheduled monument, historic gardens and designed landscapes.

The physical in situ preservation of all scheduled monuments and archaeological sites will be supported. Developments that would adversely impact upon archaeological remains, including battlefields, of either national or local importance, or on their setting will only be permitted in exceptional circumstances, where there is no practical alternative site and where there are imperative reasons of over-riding public need.

In any such case, the applicant must at their own expense:

- take satisfactory steps to mitigate adverse development impacts; and
- where the preservation of the site in its original location is not possible, arrange for the full excavation and recording of the site in advance of development.



In those cases where this is not justifiable or feasible, provision should be made for excavation and record with an appropriate assessment and evaluation. The appropriate publication/curation of findings will be expected.

Further guidance can be found within the supplementary guidance and technical advice notes listed in Appendix 6.

## **Our Granite Heritage**

3.15 Aberdeen, the Granite City, owes its visual identity and strong sense of place to the consistent and predominant use of locally quarried granite. Granite's qualities of permanence, low maintenance, its range of colours, textures, its embodied energy and the examples of craftsmanship shown within the city have made it a significant local building material. The supply of local granite is now limited and Aberdeen City Council wishes to protect and enhance the city's existing built heritage. Existing features such as setted streets, granite pavements and boundary walls, granite structures and buildings are assets to the city until proven that they can be replaced with development of equal or greater merit.

3.16 Parts of the city are designated as Conservation Areas and many buildings have specific listed status which provides a high level of planning control ensuring that the identity of the Granite City will remain. Conservation Area Appraisals record the significant characteristics of an area that should be considered at the outset when development is proposed, and Historic Scotland's Scottish Historic Environment Policy (SHEP) test provides the essential evaluation criteria for the demolition of listed buildings and buildings within Conservation Areas.

3.17 The Council seeks the sustainable retention and appropriate re-use of all historic/original granite features, structures and buildings unless demonstrated that retention and re-use is unviable. If retention and/or re-use is unviable, then the re-use of all the granite as a visible building material on the site is required. This could include its use on building elevations, within landscaping and boundary features.

### **Policy D5 – Our Granite Heritage**

Throughout Aberdeen the Council seeks the retention and appropriate re-use, conversion and adaption of all granite features, structures and buildings, including setted streets, granite kerbs and granite boundary wall,

Proposals to demolish any granite building, structure or feature, partially or completely, that is listed or within a Conservation Area will not be granted Planning Permission, Conservation Area Consent and Listed Building Consent unless the Local Authority is satisfied that the proposal to demolish meets Historic Scotland's Scottish Historic Environment Policy (SHEP) test for demolition.

Where the retention and re-use of a granite feature, building or structure, in whole or part, is unviable then the visible re-use of all of the original granite as a building material within the development site is required.

## **The Network of Centres**

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

3.19 It is vital for the future prosperity of Aberdeen that the city centre is enhanced and promoted as a resilient, safe, attractive, accessible and well-connected place which contributes to an improved quality of life. The Plan supports the delivery of this vision within a framework of securing sustainable development. This will be achieved through applying policies which positively promote what can happen, and where, in tandem with the City Centre Masterplan and Delivery Programme.

3.20 The Masterplan and Delivery Programme identifies five key themes that should be addressed in the city centre: urban design, cultural vision, Union Street, north/south access and links to the sea.

3.21 Retailing is a major activity in the city centre and, as the region's main shopping destination, it is important to maintain and improve the visitor experience on offer to maintain Aberdeen's strength and competitiveness. Following the opening of Union Square and improvement of the Bon Accord and St Nicholas centres there is still demand from the retail sector in the city centre. Aberdeen City Council, Aberdeenshire Council and the Aberdeen City and Shire Strategic Development Planning Authority commissioned a retail study in 2013 for the North East region. The conclusions of the study show there is potential for developing an additional 30,000-35,000sqm of retail floorspace in the city centre by 2022. This potential is driven by a combination of expenditure growth per capita and large population increases within the catchment area served by the city centre. Additional floorspace will also help to prevent expenditure leakage and maintain the city centre as the primary retail area in the North East.

3.22 The City Centre Retail Core (shown on the Proposals Map) contains most of the city centre's shopping floorspace and this is where new development should be directed. New retail development (Marischal Square, Crooked Lane/ George Street, Aberdeen Market and Upper/ Basement Floors 73-149 Union Street) and further expansion and improvements to the existing retail stock in the City Centre Retail Core, will be encouraged to consolidate and enhance Aberdeen's position as one of the UK's leading retail destinations. The guidance and direction given in the Aberdeen City Centre Masterplan and Delivery Programme will enhance that role.

3.23 A specific policy for Union Street seeks to enhance its vitality and viability in recognition of its key location at the heart of the city centre. Appropriate pedestrian priority measures are currently under consideration for Broad Street, as part of the Marischal Square proposal, and part of Union Street (between Market Street and Bridge Street).

3.24 The West End has a strong presence of independent retail outlets and cafes which are very important to the city centre. We will support these uses through a new policy.

### **Policy NC1 City Centre Development – Regional Centre**

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

Proposals for new retail, commercial, leisure and other significant footfall generating development shall be located in accordance with the sequential approach referred to in this section of the Plan and in Supplementary Guidance detailed below.

### **Policy NC2 City Centre Retail Core and Union Street**

The City Centre Retail Core is the preferred location for major retail developments as defined in Policy NC1. Where sites are not available in the City Centre Retail Core, then sites elsewhere in the city centre may be appropriate.

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

- 1) proposals on the part of Union Street covered by Supplementary Guidance: Union Street Frontages complies with that guidance;
- 2) in other parts of the City Centre Retail Core it can be demonstrated that:
  - a) the new use contributes to the wider aims of the City Centre Masterplan and Delivery Programme;
  - b) the proposed alternative use makes a positive contribution to the vitality and viability of the city centre and creates or maintains an active street frontage;
  - c) the proposed alternative will not undermine the principal retail function;
  - d) the applicants can demonstrate a lack of demand for continued retail use of the premises (applicants will be required to demonstrate what efforts have been made to secure a new retail use);
  - e) the new use does not create overprovision and/ or clustering of a particular use in the immediate vicinity; and
  - f) the alternative use does not conflict with the amenity of the neighbouring area.

### **Policy NC3 – West End Shops and Cafes**

Proposals for a change of use from retail (Class 1 of the Use Class Order) or food and drink (Class 3 for the Use Class Order) to other uses within the West End Shops and Cafes area (see Proposals Map) will only be acceptable if:

- a) the new use contributes to the wider aims of the City Centre Masterplan and Delivery Programme;
- b) the proposed alternative use makes a positive contribution to the vitality and viability of the West End Shops and Cafes area and creates or maintains an active street frontage;
- c) the applicants can demonstrate a lack of demand for continued retail and / or food and drink use of the premises (applicants will be required to demonstrate what efforts have been made to secure a new retail and / or food and drink use);
- d) the new use does not create overprovision and/or clustering of a particular use in the immediate vicinity; and
- e) the alternative use does not conflict with the amenity of the neighbouring area.

3.25 The city's network of centres has been classified into a hierarchy and the role of each centre in the hierarchy has been set out in Supplementary Guidance Hierarchy of Centres. A sequential approach to assessing all significant footfall generating proposals (such as retail, leisure, business etc.) will be taken in accordance with this hierarchy and in line with Scottish Planning Policy.

3.26 Existing local shops outside the defined centres play an important role in helping maintain sustainable communities. These shops are protected through Policy NC7.

3.27 Although the city centre is the preferred location for significant footfall generating uses of a regional / city wide scale, designating centres outwith the city centre is still important as it helps create sustainable mixed communities and encourages more sustainable travel patterns. Therefore, facilities, at a local scale, will be supported in new major developments.

3.28 The Aberdeen City and Aberdeenshire Retail Study (2013) has looked at addressing retail deficiencies across the city. To address these deficiencies town centres in Newhills Expansion Area and Grandhome Phase 2 have been identified as well as floorspace in Zone 29N West Aberdeen / Countesswells (please see Aberdeen City and Aberdeenshire Retail Study 2013).

## **Policy NC4 Sequential Approach and Impact**

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

All significant footfall generating development appropriate to town centres should be located in accordance with the hierarchy and sequential approach as set out below and detailed in Supplementary Guidance Hierarchy of Centres:

Tier 1 – Regional Centre

Tier 2 – Town Centres

Tier 3 – District Centres

Tier 4 – Neighbourhood Centres

Tier 5 – Commercial Centres

Proposals serving a catchment area that is city-wide or larger shall be located in the city centre. Retail proposals shall preferably be located in the City Centre Retail Core.

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

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

Proposals for bulky goods shall only be located in a commercial centre if a suitable site is unavailable in the first, second or third tiers of the hierarchy.

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

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

In all cases, proposals shall not detract significantly from the vitality or viability of any centre listed in the Supplementary Guidance, and shall accord with all other relevant policies in the Plan, including those relating to design, access and amenity.

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

Retail Impact Assessments should be undertaken where a retail development over

2,500sqm gross floorspace outwith a defined regional or town centre is proposed which is not in accordance with the development plan.

An analysis of impact should be undertaken where a significant footfall generating development over 2,500sqm gross floorspace outwith a defined regional or town centre is proposed which is not in accordance with the development plan.

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

### **Policy NC5 Out of Centre Proposals**

All significant footfall generating development appropriate to designated centres, when proposed on a site that is out-of-centre, will be refused planning permission if it does not satisfy all of the following requirements:

1. No other suitable site in a location that is acceptable in terms of Policy NC4 is available or likely to become available in a reasonable time.
2. There will be no adverse effect on the vitality or viability of any centre listed in Supplementary Guidance Hierarchy of Centres.
3. There is in qualitative and quantitative terms, a proven deficiency in provision of the kind of development that is proposed.
4. The proposed development would be easily and safely accessible by a choice of means of transport using a network of walking, cycling and public transport routes which link with the catchment population. In particular, the proposed development would be easily accessible by regular, frequent and convenient public transport services and would not be dependent solely on access by private car.
5. The proposed development would have no significantly adverse effect on travel patterns and air pollution.

### **Policy NC6 Town, District, Neighbourhood and Commercial Centres**

Retail is the preferred use within these designated centres, however a mix of uses is desirable. Proposals for changes of use from retail to non-retail use in town, district, neighbourhood and commercial centres will only be allowed if it meets all of the following criteria:

1. the proposed alternative use makes a positive contribution to the vitality and viability of the centre;
2. the proposed alternative use will not undermine the principal function of the centre in which it is located;
3. the applicants can demonstrate a lack of demand for continued retail use of the premises (applicants may be required to demonstrate what efforts have been made to secure a new retail use);
4. the proposed use caters for a local need;
5. the proposed use retains or creates a live and attractive shop frontage;
6. the new use does not create clustering of a particular use in the immediate vicinity; and
7. the alternative use does not conflict with the amenity of the neighbouring area.

### **Policy NC7 Local Shop Units**

Proposals for changes of use from retail to non-retail in local shop units not located in any of the centres identified in the hierarchy will only be allowed if:

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

3.29 Note – Proposals for a change of use where lack of demand is a factor (Policies NC2, NC6 and NC7) should provide evidence that the property has been actively marketed for six months or more and should provide a statement(s) from prospective occupiers explaining their reasons for the property being unsuitable for retail use.

### **Supplementary Guidance**

**Hierarchy of Centres - District, Neighbourhood and Commercial Centres.**  
Supplementary Guidance (SG) on the Hierarchy of Centres supports policies NC1, NC2, NC4, NC5, NC6 by providing guidance on how developments will be expected to assess and demonstrate their compliance with policy. Accordingly, SG on Hierarchy of Centres includes advice on the retail hierarchy, sequential approach thresholds, and designated centres.

### **Union Street frontages**

Supplementary Guidance (SG), Union Street Frontages, supports policies NC1 and NC2 by showing the percentage of ground floor retail frontage required in individual sectors along Union Street to ensure there is a high concentration of retail uses within the city centre retail core and Union Street.

### **Harmony of Uses**

Supplementary Guidance (SG), Harmony of Uses, supports policy NC2 as it outlines criteria which need to be considered when proposals for the following non retail developments are put forward within the city centre: hot food shops, liquor licensed premise, amusement centres, amusement arcades, casinos, street cafes, living/working above or below a business and residential developments in the city centre. The preservation and non detriment of existing business and retail uses is expected.

### **Serviced Apartments**

Supplementary Guidance (SG), Serviced Apartments, encourages the development of serviced apartments within the city centre, and support Policy NC2 by ensuring developments take place in the correct location, with no detrimental impact to existing residential or mixed use areas. A number of criteria are required to be satisfied. Proposal for serviced apartments need to consider amenity, servicing, sustainable travel and parking, planning obligations, single ownership and legal agreements.

## **Policy NC8 Retail Development Serving New Development Areas**

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

Proposals for retail development which serves a wider catchment area will be subject to a sequential test and retail impact assessment in accordance with Policy NC4. When approval is given for large convenience shops a condition may be imposed to restrict the proportion of non-convenience retail floorspace.



3.30 Aberdeen beach is one of the major leisure developments in the city which is appreciated by both residents and visitors. However, the beach is not perceived as being accessible from the city centre, as the route is not very attractive or pedestrian friendly, and the area is also perceived as being rundown. Through the City Centre Masterplan and Delivery Programme, linkages and connectivity to the beach from the city centre will be addressed. However, if it is decided that a full masterplan for the beach will help benefit the area then this could be commissioned in the future.

3.31 There has also been pressure for out-of-centre retail development in this location, which in principle will not be supported. However, the Local Development Plan will encourage leisure uses (such as entertainment, cafes and restaurants) that are considered compatible with the leisure function of the beach.

### **Policy NC9 Beach and Leisure**

Within the defined Beach and Leisure area development proposals will be permitted provided they:

1. Contribute to the range and quality of the existing uses, facilities and activities of the wider beach area;
2. Are of an appropriate scale;
3. Do not have an unduly adverse effect on the character of the area, or cause negative visual or environmental impacts or affect the amenities of nearby residents; and
4. Do not result in the significant generation of car borne journeys, nor additional pressure for car parking.

There is a presumption against retail development in this area.

### **Delivering Infrastructure, Transport and Accessibility**

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

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

1. Appendix 3 of this Plan
2. The Action Programme
3. The Masterplans and Supplementary Guidance listed in Appendix 4 and 5.

3.34 The Council has worked in close partnership with a wide range of agencies through the Future Infrastructure Requirements for Services (FIRS) Group to establish the infrastructure requirements to support development. The infrastructure requirements identified are based on the latest evidence available. Developers should take into account the likely requirement for a contribution when preparing and costing proposals. We would encourage developers to discuss this with us at an early stage as there may be circumstances where development imposes additional pressures and requires more extensive contributions to those identified in the Local Development Plan and Action Programme. The Action Programme will be updated on an ongoing basis and revised versions will be formally published on the Council's website every two years. The provision of infrastructure is fundamental to the deliverability of a development proposal and in many circumstances development will not be allowed to proceed if the infrastructure and service improvement requirements cannot be met.

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

## **Policy I1 Infrastructure Delivery and Planning Obligations**

Development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of developments proposed. Where development either individually or cumulatively will place additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities.

Infrastructure requirements relating to Masterplan Zone sites and other allocated sites outwith the Masterplan Zones are set out in Appendices 3 and 4. Actions for delivering infrastructure are described in the Local Development Plan Action Programme. Infrastructure requirements and the level of contributions for other development will be assessed using the criteria set out in Supplementary Guidance Planning Obligations detailed below.

The precise level of infrastructure requirements and contributions will need to be agreed with the Council and other statutory agencies. The level of provision or contribution required will relate to the development proposed either directly or to the cumulative impact of development in the area and be commensurate to its scale and impact.

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

New infrastructure will either be provided by the developer or through financial contributions. It will need to be compatible with other Local Development Plan policies.

### Supplementary Guidance

#### **Planning Obligations**

Supplementary Guidance (SG), Planning Obligations supports the above policy by outlining the methodology and criteria used to calculate contributions required to mitigate impact that new development places on community facilities or infrastructure. The methodology seeks to ensure that appropriate contributions are secured from developers to support new communities and to make a fair and proportionate contribution to the individual or cumulative impact of development across the City, and where, appropriate, the region. Contributions will be sought, where necessary, for transportation, core paths, water and drainage/regional SUDS, education, healthcare, open space, community facilities and sports & recreation. Guidance and information is provided on how monies are managed and secured,

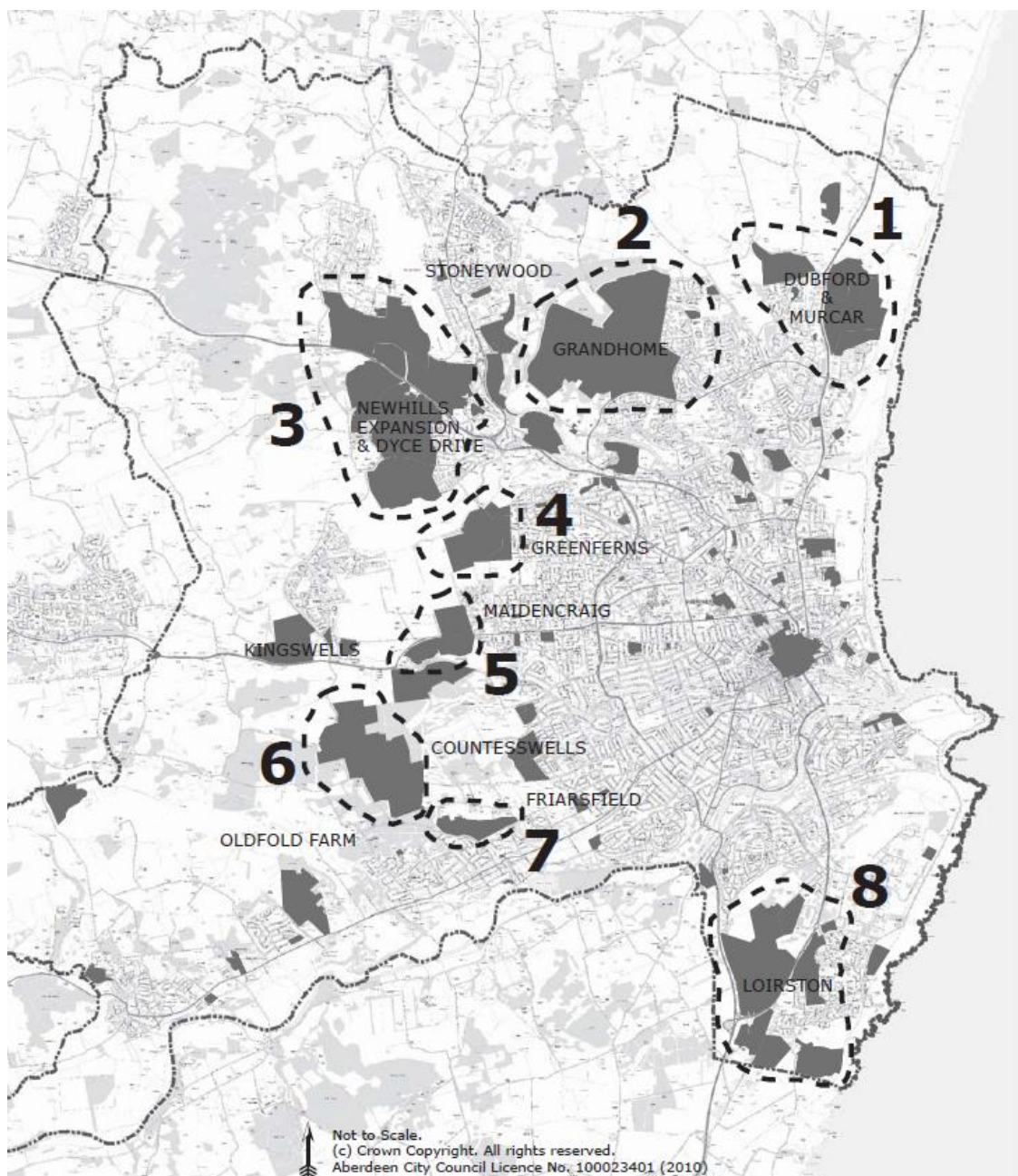
development viability, pre-application discussions and indexation. The following summarises the types of development expected to require obligations;

- Residential Development: All proposals which involve the creation of 5 units or more.
- Commercial Development: All developments where the floorspace exceeds 1,000m<sup>2</sup> or the site area is more than 1 hectare.
- Other applications where the development management officer considers the proposal to be of a scale or type of development appropriate to consult with the Developer Obligations Team.

3.36 We have identified eight Masterplan Zones, shown in Figure 1 below, within which developers will be expected to work together to prepare Masterplans for each

zone, and coordinate the planning and delivery of associated infrastructure requirements. The infrastructure requirements for greenfield development sites in the Masterplan Zones are set out in Appendix 3. Other allocated sites outwith the Masterplan Zones will also be required to make a fair and appropriate contribution commensurate in scale and kind with the development proposed to mitigate the impact of development. Any development which is not listed will need to provide infrastructure requirements and developer contributions on the basis of the criteria set out in Supplementary Guidance Planning Obligations.

*Figure 1 Masterplan Zones*



Note – The developments/masterplans in previous Masterplan Zones at Stoneywood, Kingswells and Oldfold are now sufficiently advanced that they are

omitted from this map. However, their infrastructure requirements are still listed in Appendix 3.

	Masterplan Zone	Sites included
1	Dubford and Murcar	OP1 Murcar OP10 Dubford
2	Grandhome	OP8 East Woodcroft OP9 Grandhome
3	Newhills Expansion and Dyce Drive	OP18 Craibstone North and Walton Farm OP19 Rowett North OP20 Craibstone South OP21 Rowett South OP22 Greenferns Landward
4	Greenferns	OP33 Greenferns
5	Maidencraig	OP31 Maidencraig South East OP32 Maidencraig North East
6	Countesswells	OP38 Countesswells
7	Friarsfield	OP41 Friarsfield
8	Loirston	OP59 Loirston OP60 Charlestown

## Transport

3.37 Good transport connections are essential to the economic prosperity of Aberdeen and the quality of life of people living and working in the city. Aberdeen faces many transport challenges. As Scotland's third largest city, with a population of around 225,000, and the regional centre for the North East of Scotland, a significant number of movements take place to, from and within the city every day. The buoyant oil industry has brought affluence to the North East, meaning that car ownership and usage is high. This has led to significant congestion and unreliable journey times on many of our key corridors and air quality levels which exceed both EU and national targets.

3.38 The policies and proposals in this Plan seek to address the link between land use and transport and to ensure that both existing and future communities have access to a comprehensive and effective transport network. The Plan takes cognisance of the Aberdeen Local Transport Strategy (LTS), the Nestrans Regional Transport Strategy (RTS) and the National Transport Strategy (NTS). The LTS sets out the Council's vision for transport in Aberdeen which is to develop 'A sustainable transport system that is fit for the 21st Century, accessible to all, supports a vibrant economy and minimises the impact on our environment'. This will be achieved through: increasing modal share for public sustainable and active travel (walking, cycling and public transport use); improving journey time reliability for all modes;

improving road safety; improving air quality and the environment; and improving accessibility for all.

## **Land for Transport**

3.39 The RTS and LTS identify a range of transport schemes which are required to successfully deliver the spatial strategy in both Aberdeen and Aberdeenshire and to enable both authorities to meet their transportation objectives.

3.40 These schemes are designed to address existing transport issues and are not subject to developer contributions. This will not preclude developers contributing towards the cost of accelerating the implementation of a scheme or providing an enhanced solution where necessary.

3.41 The Council will support the incorporation of complementary uses within certain transport facilities, such as at Park and Choose sites, where these are appropriate and do not undermine the primary function of the facility.

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

### **Policy T1 Land for Transport**

Land has been safeguarded for the transport projects listed below and these are highlighted on the Proposals Map. Development will be refused in these areas if it is not related to the following projects.

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

## **Managing the Transport Impact of Development**

3.43 The location of development can have a significant impact on travel choices, with accessibility to jobs and services one of the key criteria used to determine where development should go. The Transport Framework, which was developed in support of the Aberdeen Local Development Plan 2012, assessed the compatibility of groups of sites against the objectives and proposals set out in the LTS and continues to inform the settlement strategy.

3.44 Concerns regarding transport often focus on current congestion issues, potential congestion arising from development and the ability of new developments to deliver the required infrastructure in a timely manner. The Aberdeen City and Aberdeenshire Cumulative Transport Appraisal (CTA) demonstrates the impact new development across the North East will have on our transport infrastructure. Through detailed testing, modelling and forecasting a package of transport projects have been identified to mitigate this impact and a Strategic Transport Fund (STF) set up to secure contributions to fund the delivery of this infrastructure. These projects are:

Public Transport:

- New station at Kintore;
- Bus priority measures;
- Bus frequency improvements; and
- Additional bus services linking new development sites to city centre and key employment destinations.

Road Network (over and above local road infrastructure requirements):

- North Aberdeen – Parkway, Persley Bridge and Parkhill junction and capacity improvements;
- A96 Corridor – Capacity improvements and upgrade AWPR Kingswells North Junction;
- A944 Corridor – Upgrade A944 junctions and safety/limited capacity improvements on access to A93; and
- A956/A90 Corridor – Junction capacity improvements and River Dee Link,

3.45 The STF will be adopted as Supplementary Guidance in support of the Aberdeen City and Shire Strategic Development Plan.

3.46 Alongside contributions towards the STF, development proposals must be assessed in terms of their impact on the local transport network, in particular the number of single occupancy vehicle trips that are likely to be generated by the development, as identified by a Transport Assessment. There will be a presumption against new development that is likely to generate a significant number of new car trips onto the network unless suitable mitigation measures are put in place.

3.47 Detailed assessments will require to be undertaken and agreed with the Council and key agencies at the masterplanning, pre-application and planning application stages in order to determine the impact of development and the precise range of transport measures and developer contributions required to support development.



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

Commensurate with the scale and anticipated impact, new developments must demonstrate that sufficient measures have been taken to minimise traffic generated and to maximise opportunities for sustainable and active travel.

Transport Assessments and Travel Plans will be required for developments which exceed the thresholds set out in Supplementary Guidance Transport and Accessibility.

The development of new communities should be accompanied by an increase in local services and employment opportunities that reduce the need to travel and include integrated walking, cycling and public transport infrastructure to ensure that, where travel is necessary, sustainable modes are prioritised. Where sufficient sustainable transport links to and from new developments are not in place, developers will be required to provide such facilities or a suitable contribution towards implementation.

Further information is contained in the relevant Supplementary Guidance detailed below which should be read in conjunction with this policy.

### **Supplementary Guidance**

#### **Transport and Accessibility**

Supplementary Guidance (SG), Transport and Accessibility, supports policies T2 and T3 by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policies, with regard to the delivery of transportation projects. Accordingly, SG Transport and Accessibility includes advice on, Policy and Legislation, Standards and Accessibility for Public Transport Services, Roads Development, Transport Assessments and Travel Plans, Parking, Electrical Vehicle Charging Infrastructure, Low Car Housing, Car Clubs, Parking in Conservation Areas and Positioning of Automatic Teller Machines (ATMs).

### **Sustainable and Active Travel**

3.48 Opportunities for active and sustainable travel (particularly walking, cycling and public transport use) increase the range of transport options available to users, offering a cheaper alternative than car-based travel. Such opportunities also support the development of sustainable communities by reducing the need to travel by car, promote physical and mental health and wellbeing, contribute towards tackling environmental problems, and contribute to economic development by reducing congestion and ensuring roadspace is prioritised for essential movements.

### **Policy T3 Sustainable and Active Travel**

New developments must be accessible by a range of transport modes, with an emphasis on active and sustainable transport, and the internal layout of developments must prioritise walking, cycling and public transport penetration. Links between residential, employment, recreation and other facilities must be protected or improved for non-motorised transport users, making it quick, convenient and safe for people to travel by walking and cycling.

Street layouts will reflect the principles of Designing Streets and meet the minimum distances to services as set out in the supplementary guidance.

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

Recognising that there will still be instances in which people will require to travel by car, initiatives such as like car sharing, alternative fuel vehicles and Car Clubs will also be supported where appropriate.

### **Air Quality**

3.49 Air quality is a key problem faced by cities throughout the world. Research suggests that 29,000 premature deaths are caused by poor air quality in the UK every year, with transport emissions the greatest contributor to air quality problems in Aberdeen, causing 90% of all nitrogen oxide emissions on some roads within the city centre.

3.50 As part of our statutory duties under the UK Environment Act 1995 the Council undertakes monitoring and assessment of seven key pollutants recognised to impact on health. Aberdeen currently exceeds both EU and national air quality targets for nitrogen oxides and fine particulate matter, resulting in three Air Quality Management Areas (AQMAs) being declared:

- City Centre (encompassing Union Street, Market Street, Virginia Street, Commerce Street, Guild Street and Bridge Street, and parts of Holburn Street, King Street and Victoria Road);
- Anderson Drive (incorporating the whole of Anderson Drive, the area around the Haudagain roundabout and the A96 to Howes Road); and
- Wellington Road (from the Queen Elizabeth II Bridge to Balnagask Road).

3.51 Aberdeen also has an Air Quality Action Plan, identifying a range of measures to be implemented to tackle the air quality problem. One of the most significant of these is minimising the vehicular traffic generated by new developments. Well-designed places that encourage access by walking, cycling and public transport and

which can accommodate no/low emission and/or alternative fuel vehicles such as electric cars are key to ensuring that new development is sustainable, enhances air quality, manages exposure and reduces overall emissions. The preservation and enhancement of green infrastructure in development proposals can also contribute towards improving air quality.

#### **Policy T4 Air Quality**

Development proposals which may have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants are proposed and agreed with the Planning Authority. Planning applications for such proposals should be accompanied by an assessment of the likely impact of development on air quality and any mitigation measures proposed.

The relevant Supplementary Guidance Air Quality, detailed below sets out the likely circumstances in which applicants must submit an assessment of the potential impact of particular types of development on existing and future air quality, particularly in and around Air Quality Management Areas. It also provides guidance on the process of air quality assessment and how mitigation measures will be assessed and implemented.

#### **Supplementary Guidance**

##### **Air Quality**

Supplementary Guidance (SG), Air Quality, supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policy, with regard to the delivery of Air Quality Management. Accordingly, SG Air Quality includes advice on, Policy and Legislation, Air Quality Assessments, Mitigation Measures and Biomass Installations.

#### **Noise**

3.52 The European Union estimates that around 20% of its population suffers from unacceptable noise levels. Exposure to high noise levels can result in annoyance, sleep disturbance and adverse health impacts including cardiovascular problems, hypertension, heart disease and mental health troubles.

3.53 The planning system has a role to play in ensuring that new development does not result in increasing numbers of people exposed to adverse noise impacts. By guiding development to the right locations and, where necessary, specifying design and layout issues, planning authorities can help to prevent and minimise the consequences of noise.

3.54 As required by the European Noise Directive (2004) and Environmental Noise (Scotland) Regulations 2006, a Draft Noise Action Plan has been developed for the Aberdeen area, identifying Candidate Noise Management Areas (CNMAs) and Candidate Quiet Areas (CQAs) in the city. CNMAs are areas where people are most likely to be affected by noise (predominantly transport noise) and which must therefore be carefully managed, while CQAs are areas of quiet and tranquillity which provide a range of benefits to health, wellbeing and the environment. Both CNMAs and CQAs must be protected from increases in noise exposure resulting from new development. It is also important to ensure that occupiers of a new development near to existing noise sources and existing noise sensitive developments located near to proposed new potentially noisy developments are protected from the adverse effects of noise.

### **Policy T5 – Noise**

In cases where significant exposure to noise is likely to arise from development, a Noise Impact Assessment (NIA) will be required as part of a planning application.

There will be a presumption against noise generating developments, as identified by a NIA, being located close to noise sensitive developments, such as existing or proposed housing, while housing and other noise sensitive developments will not normally be permitted close to existing noisy land uses without significant mitigation measures in place to reduce the impact of noise.

Development within or near to Candidate Noise Management Areas (CNMAs) and Candidate Quiet Areas (CQAs) will not be permitted where this is likely to contribute to a significant increase in exposure to noise or a deterioration of noise conditions in these areas, or where this will reduce the size of, or cause an increase in the noise level within, the CQA.

Further information on NIAs, CNMAs and CQAs, including maps of these areas, can be found in the relevant Supplementary Guidance Noise, detailed below which should be read in conjunction with this policy.

### Supplementary Guidance

#### **Noise**

Supplementary Guidance (SG), Noise, supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policy, with regard to the delivery of Noise Management. Accordingly, SG Noise includes advice on, Policy and Legislation, Noise Impact Assessment, Noise Sources and Development Management.

## **Supporting Business and Industrial Development**

3.55 Maintaining a ready supply of employment land in the right places is vital to Aberdeen retaining its position as a competitive and sustainable business location. If a ready supply of employment land is not maintained, then it is unlikely that the housing population targets set by the Aberdeen City and Shire Strategic Development Plan (SDP) will be achieved. Therefore, in accordance with the SDP, a phased, large allocation of employment land has been identified, to meet the diverse needs of different types and sizes of businesses.

3.56 The Energetica Corridor, which runs from Peterhead in Aberdeenshire to Aberdeen, is home to a programme of projects being undertaken to create a world-class sustainable development corridor. All new development within the Energetica area is expected to make a contribution to its quality of life, environmental performance and economic development. Please see Supplementary Guidance on Energetica.

3.57 In addition to the provision of new sites, it is important to safeguard the supply of existing industrial and business land throughout the city from other development pressures. This is particularly important for sites in strategic locations and those with good accessibility including Aberdeen International Airport, Aberdeen Harbour and the city centre.

3.58 It is recognised that supporting facilities such as shops, hotels, leisure and sports uses, crèches and children's nurseries can make an important contribution to the city's employment areas. Such facilities are already present on a number of the city's employment areas and the Plan supports the provision of these uses, where appropriate, within employment areas. These facilities should not compromise or conflict with the operation of existing business and industrial uses.

3.59 Low-amenity 'bad neighbour' uses, such as scrapyards, batching plants or the storage and distribution of minerals, provide vital services for the city and its industries. However, they should be sensitively located so that they do not adversely affect the amenity of adjoining users.

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

## **Policy B1 Business and Industrial Land**

Aberdeen City Council will in principle support the development of the business and industrial land allocations set out in this Plan. Land zoned for business and industrial uses on the Proposals Map, including already developed land, shall be retained for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses and safeguarded from other conflicting development types. Other uses which may be suited to a business and industrial location, such as car showrooms and bus depots, shall be treated on their own merits. The expansion of existing concerns and uses within these locations will be permitted in principle.

Where business and industrial areas are located beside residential areas we will restrict new planning permissions to Class 4 (Business). Buffer zones, which are appropriately sized and landscaped, may be required to separate these uses and safeguard residential amenity. Low amenity 'bad neighbour' uses must have regard to surrounding uses and their potential impact on the environment and existing amenity. In all cases, conditions may be imposed restricting levels of noise, hours of operation and external storage.

New business and industrial land proposals shall make provision for areas of recreational and amenity open space, areas of strategic landscaping, areas of wildlife value and footpaths, in accordance with the Council's Open Space Strategy, Supplementary Guidance and any approved planning briefs or masterplans. Within existing business and industrial areas, there shall be a presumption in favour of retaining existing open space.

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

## **Specialist Employment Areas**

3.61 In order to maintain and promote a strong and diverse economy, the Plan identifies a number of Specialist Employment Areas at Bridge of Don, Hill of Rubislaw, Woodhill House, Kingswells and the North Dee Business Quarter. Within these areas, new developments should contribute to the high quality and amenity of their surroundings in order to maintain their attractiveness to inward investment.

3.62 The city currently has two specialist technology parks both located at Bridge of Don. The parks are an essential component of Scottish Enterprise's Economic Development Strategy. The Aberdeen Energy Park is a centre for research and product development for the oil, gas and renewable energy sectors. The Aberdeen Innovation Park is divided into three separate campuses and has also proved to be a successful location providing research, laboratory and office facilities.

## **Policy B2 Specialist Employment Areas**

In areas that are identified as Specialist Employment Areas on the Proposals Map, only Class 4 (Business) uses shall be permitted in order to maintain a high quality environment. Activities associated with research, design and development, knowledge-driven industries and related education and training will be encouraged in these areas.

The exception is proposals at the Aberdeen Energy Park where a mix of Class 4 (Business) and Class 5 (General Industrial) uses will be considered if it can be shown that the respective uses can co-exist without eroding the amenity of the park.

Facilities that directly support business uses may be permitted where they enhance the attraction and sustainability of the Specialist Employment Area for investment. Such facilities should be aimed primarily at meeting the needs of businesses and employees within the Specialist Employment Area.

The proposed new Aberdeen Exhibition and Conference Centre site at Dyce is reserved for exhibition centre purposes and uses that support and are compatible with the exhibition centre, excluding large scale retail.

## **West End Office Area**

3.63 The West End Office Area is a prestigious, high quality office location on the edge of the city centre, readily accessible by public transport, which also provides off-street car-parking and space for expansion. The area contains a mix of other uses, including schools, hotels, flats and a hospital. The Council will encourage and promote the continued development of this area as a focus for office development.

3.64 The area is also covered by a conservation area designation. Proposals should have regard to the guidance contained in the Historic Environment TAN which includes the Albyn Place/Rubislaw Conservation Area Character Appraisal and Management Plan.

### **Policy B3 West End Office Area**

In the West End Office Area (as shown on the Proposals Map) proposals for change of use to office use or the expansion of existing office use will only be acceptable provided;

- a) the size, scale and design of development proposals respect the special historic and architectural character of the area and;
- b) the design meets all of the relevant criteria set out in the Historic Environment TAN, with regards to relationship to the existing building, context and modifications to existing extensions (see also the Design Policies).

New development proposals that do not protect existing residential amenity will be refused. Proposals for change of use to residential use, or any new residential development, will be considered on their merits.

Where there is scope to provide access to properties from rear lanes, this will only be acceptable if satisfactory access arrangements are in place, or can be provided by the developer. Please refer to the Transport and Accessibility Supplementary Guidance for more information.

The re-development of front gardens to provide car parks and driveways, and the subsequent erosion of associated landscaping, will not be permitted. The Council will support the principle of reinstating and restoring front gardens and cast iron railings

### **Aberdeen International Airport**

3.65 Aberdeen International Airport is a strategic transport hub which is vital to the success of the North East economy. It directly supports thousands of jobs and helps to ensure that Aberdeen remains a competitive, attractive and well-connected location for business.

3.66 The airport has ambitious plans to expand and upgrade its facilities to meet demand from growing passenger numbers, set out in the Aberdeen International Airport Masterplan 2013. However, they anticipate that the majority of future growth will be on land already in use by the airport.

3.67 To avoid conflict with neighbouring uses, residential development within close proximity to the airport is not acceptable. Planning Advice Note (PAN) 1/2011 and the accompanying Technical Advice Note on the assessment of noise, set out Scottish Government guidance on planning and noise. The Environmental Noise (Scotland) Regulations 2006 provide the basis for minimising noise disturbance at Aberdeen Airport through the Aberdeen Airport Noise Action Plan. In order to preserve the amenity of residents, we will maintain a night-time ban on helicopter movements except for emergency situations.



3.68 Public Safety Zones are areas of land at the end of the airport runway within which development is restricted to control the number of people on the ground at risk in the event of an aircraft accident on take-off or landing. Development near the airport may also be subject to a number of other restrictions in order to maintain the safety and efficiency of airport operations. A Technical Advice Note (TAN) on Land Use Planning and Aberdeen Airport contains the following information:-

Public Safety Zones  
Noise Contours  
Safeguarding Map  
Operation Area

#### **Policy B4 Aberdeen Airport**

Within the area zoned for the Airport on the Proposals Map, there will be a presumption in favour of compatible uses which are required for the effective and efficient operation of the airport, and which have a functional requirement to be located there. This may include administrative offices, warehousing, distribution facilities and car-parks. Other airport-related uses such as hotels and car hire facilities will be treated on their merits.

Public Safety Zones (PSZs) have been established for Aberdeen International Airport (see TAN). There is a general presumption against certain types of development which would result in an increase in the number of people living, working or congregating in these zones. Further details are available in Scottish Government Circular 8/2002.

An airport safeguarding map has been issued to the Council by the airport operators. Any development falling within safeguarded areas identified on the airport safeguarding map will be subject to consultation with Aberdeen Airport Safeguarding Team. Any proposed development must not compromise the safe operation of the airport. Matters such as the height of buildings, external lighting, landscaping, bird hazard management and impact on communication and navigation equipment will be taken into account in assessing any potential impact.

Applications for residential development in areas where aircraft noise levels are in excess of 57dB LAeq (the summer 16-hour dB LAeq measurement) as identified on the airport noise contour map will be refused, due to the inability to create an appropriate level of residential amenity, and the need to safeguard the future operation of Aberdeen International Airport. For proposed development which would be located within the remaining noise contours, applicants may be required to submit a noise assessment demonstrating that an appropriate level of residential amenity could be achieved.

### **Perwinnes Radar**

Perwinnes radar, operated by NATS, is located to the north of Bridge of Don and as well as serving Aberdeen International Airport also provides data to en-route controllers at Scottish Area Control Centre in Prestwick. In order to secure its operational capability, a safeguarding map has been issued to the Council by its operators. **Please note that Aberdeen Airport and Perwinnes Radar are subject to separate safeguarding maps. Where necessary Development Proposals must be assessed against both maps.**

Any development falling within safeguarded areas identified on this map will be subject to consultation with NATS to determine if proposed buildings and structures would have an adverse impact upon the operation of the radar and if mitigation to any impact is possible. If an unacceptable impact and viable mitigation is identified, the developer would be expected to agree with NATS a mitigation package prior to determination of an application.

### **Aberdeen Harbour**

3.69 Aberdeen Harbour plays a critical role in the economy of Aberdeen and Scotland as a whole. It is a gateway for trade linking with over 40 countries, and an important point of access for the offshore energy industry. It is also a major ferry port, providing links with Orkney and Shetland.

3.70 The existing Aberdeen Harbour area is subject to a Development Framework which explores how a greater mix of uses at the harbour can be delivered, without impacting on the operation of the port. It also examines options for creating better linkages between the harbour and the city centre.

3.71 The harbour is facing significant pressures for expansion that cannot currently be met within the existing site. Scotland's National Planning Framework 3 recognises this and identifies the expansion of Aberdeen Harbour at Nigg Bay as a National Development. This site is identified in the Local Development Plan as an Opportunity Site for a new harbour development.

3.72 A Development Framework will be prepared and adopted as Supplementary Guidance for the new harbour at Nigg Bay and its surrounding area. This will consider how to maximise the opportunities presented by investment in the new harbour, in terms of economic development, regeneration and environmental improvements. It will also address the co-ordination of essential infrastructure, and identify opportunities for strategic improvements to the road and rail network. Complementary Masterplans will then be prepared to provide further detail.

**Policy B5 Aberdeen Harbour**

Within the areas zoned for Aberdeen Harbour on the Proposals Map, there will be a presumption in favour of harbour infrastructure and ancillary uses, which are required for the effective and efficient operation of the harbour and which have a functional requirement to be located there. This may include administrative offices, warehousing and storage (including fuel storage), distribution facilities and car/HGV parking. Other harbour-related uses will be treated on their merits.

Due regard will be paid to any conflicts of use between the harbour and both new and existing developments in its vicinity, in order to preserve the amenity of new development and maintain the operational efficiency of the harbour. Mitigation measures may be required in order to permit uses which may otherwise be unacceptable.

**Pipelines, Major Hazards and Explosives Storage Sites**

3.73 Within Aberdeen City, there are a number of high pressure pipelines and sites where hazardous substances or explosives are stored. For each of these sites a consultation zone has been established by the Health and Safety Executive to ensure that only appropriate new or replacement development takes place and that there is no increased risk to public safety.

**Policy B6 Pipelines, Major Hazards and Explosives Storage Sites**

Where certain types of new development are proposed within the consultation zones of pipelines, major hazards and explosive storage sites, the Council will be required to consult the Health and Safety Executive (HSE) to determine the potential risk to public safety. The Council will take full account of the advice from the HSE in determining planning applications. In addition to consultation with the HSE, the Council will consult the operators of pipelines where development proposals fall within these zones. Pipeline consultation zones are shown on the LDP Constraints Map.

## **Meeting Housing and Community Needs**

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

### **Policy H1 Residential Areas**

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

1. Does not constitute over development;
2. Does not have an unacceptable impact on the character and amenity of the surrounding area;
3. Does not result in the loss of valuable and valued areas of open space. Open space is defined in the Aberdeen Open Space Audit 2010; and
4. Complies with Supplementary Guidance.

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

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

Any proposed loss of Local Shops or Community facilities would need to comply with the relevant policies Policy CF1 Existing Community Sites and Facilities and Policy NC7 Local Shop Units.

### **Householder Development Guide**

Supplementary Guidance (SG), householder development guide, supports the above policy, Policy D4: Historic Environment and Policy H1 by providing guidance to ensure householder developments and developments to originally residential properties now in non-domestic use are of a good quality design, careful sited and give due consideration of scale, context and design of the parent building to ensuring development does not erode the character and appearance of our areas. The SG outlines criteria to be satisfied with regard to extensions, ancillary buildings, dormer windows, roof extensions, roof lights, satellite dishes, decking, boundary enclosures, micro-renewables, and driveways. Further criteria is given on change of use from amenity space to garden ground, again to ensure quality of place is retained; there will be no detriment to amenity space or visual amenity within the locality, and the distinctive character and appearance of the area will not be eroded. Criteria to be satisfied with regard to Houses of Multiple Occupation (HMO) are tied to policy D1 to ensure they consider the context of the area to ensure no material change to the character of the area. Proposals must ensure quality placemaking is achieved by

following the placemaking criteria under the heading of distinctive, welcoming, safe and pleasant, easy to get to/move around, adaptable and resource efficient. The HMO section ties the SG to policy T2: Managing the Transport Impact of Development with regard to parking and cycling provision, and to policy R6: Waste Management Requirements for New Development.

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

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

### **Density**

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

3.76 A minimum density of 30 dwellings per hectare (net) has been set by the Strategic Development Plan for all developments over one hectare. How attractive a place feels is a matter of the design and it will be for the masterplan or planning application to determine which areas could accommodate higher or lower densities, providing an overall density of 30 dwellings per hectare is achieved.

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

### **Policy H3 Density**

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

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

### **Housing Mix**

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

3.79 A mix of housing is particularly important due to the change underway in the age profile of Scotland. Nationally, the percentage of the population over 65 is predicted to be one of the fastest growing age groups. Scottish Planning Policy states that where a demand is identified through Housing Need and Demand Assessment (HNDA) policies should be put in place to mitigate for this change through the provision of suitable housing. The Aberdeen City and Shire HNDA 2011, identified that this portion of the population would increase significantly over the period from 2008, to represent 35% of the population by 2030. It is therefore important that we provide suitable housing for this section of the population to facilitate their continued independent living while also allowing older people to downsize from larger properties, should they wish.

## **Policy H4 Housing Mix**

Housing developments of larger than 50 units are required to achieve an appropriate mix of dwelling types and sizes, in line with a masterplan, reflecting the accommodation requirements of specific groups, in particular families, older people and people with particular needs. This mix should include smaller 1 and 2 bedroom units and should be reflected in both the market and affordable housing contributions.

## **Affordable Housing**

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

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

3.82 The provision of affordable housing should not jeopardise the delivery of housing as this would be counter-productive, would increase affordability constraints and have other knock on impacts on the local economy. Therefore, affordable housing requirements must be realistic and take into consideration the Strategic Development Plan affordable housing targets and the provisions of Planning Advice Note 02/2010 – Affordable Housing and Housing Land Audits which sets a benchmark of 25%. To ensure viability of development, the target has been set at 25% for all areas of the city.

3.83 The provision of affordable housing is significantly reliant on funding from the Scottish Government and privately sourced by Registered Social Landlords (RSL's). As this funding has become increasingly more difficult to raise, it has directly impacted on the ability to deliver affordable housing. To maximise the provision of affordable housing it is the aim of the Council to take a flexible approach to its delivery, with a view to maximising opportunities to achieve the highest level possible.

3.84 Whenever practical the affordable housing provision should be on site, integrated with, and indistinguishable from the market housing. In circumstance where the City Council agrees that onsite provision is not possible, off site provision may be considered. This will be subject to any alternative site satisfying the criteria set out in Supplementary Guidance and being acceptable to the City Council.

3.85 In exceptional circumstances where on or off site provision is not possible, a commuted sum will be required from the developer. In circumstances where the developer does not agree with the commuted sum as calculated using the Supplementary Guidance, an individual site valuation exercise can be carried out as detailed in PAN 2/2010.

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

#### **Policy H5 – Affordable Housing**

Housing developments of five units or more are required to contribute no less than 25% of the total number of units as affordable housing.

Further guidance on the provision of affordable housing from new developments is available in the Supplementary Guidance [Affordable and Specialist Housing](#), detailed [below](#).

#### **Supplementary Guidance**

##### **Affordable and Specialist Housing**

Supplementary Guidance (SG), Affordable and Specialist Housing, supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policy, with regard to the delivery of Affordable and Specialist Housing. Accordingly, SG Affordable and Specialist Housing includes advice on, Types of Affordable Housing Provision, Categories of Affordable Housing including Commuted Payments, Development trigger points, Developer Viability, Mechanisms for the Delivery of Affordable Housing, Specialist Housing, and Monitoring. It will also include details of the annual review of commuted payment levels.



## **Gypsies and Travellers**

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

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

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

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

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

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

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

Sites:

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

Within Grandhome, the Newhills Expansion and Loirston sites, the provision must be provided on site. On the remaining sites the provision will take the form of a commuted sum, as set out in Supplementary Guidance, at a rate of 15 units calculated as follows (0.5ha at 30units/ha). Further guidance on the delivery of sites for Gypsies and Travellers is contained within Supplementary Guidance Gypsy Traveller Sites, detailed below.

### **Supplementary Guidance**

#### **Gypsy and Traveller Sites**

Supplementary Guidance (SG), Gypsy Traveller Sites, supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policy, with regard to the delivery of Gypsy Traveller Sites. Accordingly, SG Gypsy Traveller Sites includes advice on, the design of Permanent, and Halting / Transit Sites, Site Management, sites Identified in Policy H7 Gypsy and Traveller Requirements for New Residential Developments and Guidance to Gypsies/ Travellers making Planning Applications.

## **Community Facilities**

3.89 It is important that all sectors of the community enjoy access to a wide range of facilities which support and enhance health, safety and the overall quality of life by providing essential services, resources and opportunities. The Local Development Plan has a role to play in guiding the providers of services and facilities on the overall strategy for new development throughout the city and by outlining where and how facilities might be provided within the context of creating and enhancing sustainable communities. Further details can be found in the infrastructure section.

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

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

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

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

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

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

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

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

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

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

Where a CF1 area contains uses other than that for which the area has been designated and these uses make a positive contribution to the character and community identity of the area, any proposals for development or changes of use, whether or not for the community use recognised in the designation, will be opposed if a likely result would be significant erosion of the character of the area or the vitality of the local community.

## **Policy CF2 New Community Facilities**

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

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

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

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

Proposals for private children's nurseries shall also be subject to Supplementary Guidance.

### **Children's Nurseries**

Supplementary Guidance (SG), Children's Nurseries, supports policy CF2 and policy D1 by outlining criteria proposals have to adhere to, these include impact on amenity and amenity space for the proposal and access and car parking. This will ensure the existing amenity of a area is not harmed.

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

3.94 A well cared-for natural environment and its ecosystems provide a range of benefits for communities and the economy. Access to good quality open space helps to make Aberdeen an attractive place to live, work and invest and improves the health and wellbeing of our citizens. Safeguarding natural and open spaces will also improve air and water quality, and help us to mitigate and adapt to the effects of climate change. This Plan also aims to safeguard the unique landscape setting of our city and protect those sites and species which are most valuable to our natural heritage.

### **The Green Space Network**

3.95 Scottish Planning Policy states that the planning system should protect and enhance green infrastructure networks in and around Scotland's cities. Aberdeen's Green Space Network is a strategic network that connects natural green spaces and habitats to each other and the communities around them.

3.96 By encouraging connectivity between habitats, the Green Space Network helps to improve the viability of species and the health of previously isolated habitats and ecosystems. An extensive network of open spaces, together with path networks, will also encourage active travel and healthier lifestyles. Protecting the Green Space Network will also enhance the landscape of Aberdeen, improve biodiversity and amenity, reduce the impact of flooding and help us mitigate and adapt to the effects of climate change.

3.97 Aberdeen's Green Space Network is made up of multiple components and is mainly comprised of:

- Formally designated natural heritage sites;
- A diversity of habitats and their connectivity;
- Water bodies of all types including lochs, ponds, wetlands and watercourses;
- Woodland, hedgerows and individual trees, especially veteran trees;
- Open Spaces defined in Aberdeen's Open Space Audit 2010;
- Spaces for physical activity and access to the outdoors; and
- Paths and links for pedestrians and cycling.

3.98 The Council's online mapping tool provides detailed information about individual areas of Aberdeen's Green Space Network, including opportunities for improvement and enhancement.

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

The Council will protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the Green Space Network, which is identified on the Proposals Map.

Proposals for development that are likely to destroy or erode the character and/or function of the Green Space Network will not be permitted.

Where major infrastructure projects or other developments necessitate crossing the Green Space Network, such developments should maintain and enhance the coherence of the network. In doing so, provision should be made for access across roads for wildlife and outdoor recreation.

Masterplanning of new developments should consider the existing areas of Green Space Network and identify new areas incorporating Green Space Network. Masterplans will determine the location, extent and configuration of the Green Space Network within the area, and its connectivity with the wider network.

Development which has a negative impact on existing wildlife habitats and connections, or other features of value to natural heritage, open space, landscape and recreation, should be mitigated through enhancement of the Green Space Network.

### **Green Belt**

3.99 The aim of the Green Belt is to maintain the distinct identity of Aberdeen and the communities within and around the city, by defining their physical boundaries clearly. Safeguarding the Green Belt helps to avoid coalescence of settlements and sprawling development on the edge of the city, maintaining Aberdeen's landscape setting and providing access to open space. The Green Belt directs planned growth to the most appropriate locations and supports regeneration.

### **Policy NE2 Green Belt**

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

The following exceptions apply to this policy:

1. Proposals for development associated with existing activities in the green belt will be permitted but only if **all** of the following criteria are met:

- a. The development is within the boundary of the existing activity;
  - b. The development is small-scale;
  - c. The intensity of activity is not significantly increased; and
  - d. Any proposed built construction is ancillary to what exists.
2. Essential infrastructure (such as electronic communications infrastructure, electricity grid connections, transport proposals identified in the LDP or roads planned through the masterplanning of opportunity sites) will only be permitted if it cannot be accommodated anywhere other than the Green Belt.
3. Buildings in the Green Belt which have a historic or architectural interest, or a valuable traditional character, will be permitted to undergo an appropriate change of use which makes a worthwhile contribution to the visual character of the Green Belt. Please see relevant Supplementary Guidance on Conversion of Buildings in the Countryside for detailed requirements.
4. Proposals for extensions of existing buildings, as part of a conversion or rehabilitation scheme, will be permitted in the Green Belt provided:
  - a. The original building remains visually dominant;
  - b. The design of the extension is sympathetic to the original building in terms of massing, detailing and materials, and
  - c. The siting of the extension relates well to the setting of the original building.
5. Replacement on a one-for-one basis of existing permanent houses currently in occupation will normally be permitted provided:
  - It can be demonstrated to the Council that they have been in continuous occupation for at least 5 of the seven years immediately prior to the date of the application;
  - The replacement house, except in exceptional circumstances (e.g. to improve a dangerous access), occupies the same site as the building it would replace. Where replacement houses are permitted on sites different from the original site, the original house will require to be removed;
  - Replacement houses should be of a scale, design and external appearance that contributes to the visual character of the Green Belt.

All proposals for development in the Green Belt must be of the highest quality in terms of siting, scale, design and materials. All developments in the Green Belt should have regard to other policies of the Local Development Plan in respect of landscape, trees and woodlands, natural heritage and pipelines and control of major accident hazards.



## **Urban Green Space**

3.100 Scottish Planning Policy states that the planning system should promote and enhance open spaces for sport and recreation, and that playing fields should be safeguarded from development. The plan will safeguard areas of urban green space from development, unless replacement provision is provided according to the criteria set out in this policy.

3.101 Larger areas of urban green space are identified on the Proposals Map. However, this policy applies to all areas of urban green space, including those not zoned on the Proposals Map.

3.102 We completed our first full Open Space Audit in 2010 and the results were used to prepare the Open Space Strategy 2011-2016. This provides a strategic framework for creating, connecting and improving Aberdeen's open spaces. Good quality open space makes a vital contribution towards stronger communities and healthier lifestyles, making Aberdeen a more attractive place to live, work and invest.

### **Policy NE3 Urban Green Space**

Permission will not be granted to redevelop any parks, playing fields, sports pitches, woods, allotments or all other areas of urban green space (including smaller spaces not identified on the Proposals Map) for any use other than recreation and sport.

Exceptions will be made when an equivalent and equally convenient and accessible area for public space is laid out and made available in the locality by the applicant for urban green space purposes, for example through the replacement of school buildings. In all cases, development will only be acceptable provided that:

1. There is no significant loss to the landscape character and amenity of the site and adjoining area;
2. Public access is either maintained or enhanced;
3. The site is of no significant wildlife or heritage value;
4. There is no loss of established or mature trees;
5. Replacement green space of similar or better quality is located in or immediately adjacent to the same community, providing similar or improved health benefits to the replaced area and is accessible to that community, taking into account public transport, walking and cycling networks and barriers such as major roads.
6. They do not impact detrimentally on lochs, ponds, watercourses or wetlands in the vicinity of the development; and
7. Proposals to develop playing fields or sports pitches should also be consistent with the terms of Scottish Planning Policy.

## **Open Space Provision in New Development**

3.103 This Plan aims to ensure that new open space provided as part of new development is functional, useful and publicly desirable. For example it may take the form of naturalised areas, green corridors, play space or allotments. Rather than provide minimum standards for open space based solely on quantity, requirements are also based on the quality and accessibility of open space.

3.104 The Council's Open Space Audit 2010 showed an uneven distribution and varying quality of open spaces across city wards. Information from the Audit should be applied when forming development proposals, to ensure that open space provided is of an appropriate scale and type and provides the necessary facilities to meet the needs of the local area.

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

The Council will require the provision of at least 2.8ha per 1,000 people of meaningful and useful open space in new residential development. Please see relevant Supplementary Guidance Open Space & Green Infrastructure, detailed below, for information on how to calculate open space requirements, as well as different types of provision and the expected accessibility and quality standards.

Public or communal open space should be provided in all residential developments, including on brownfield sites. However on some brownfield sites it may not be possible to increase the amount of open space, for example where existing buildings on the site are being retained. In these cases commuted sums towards off-site provision or enhancement of existing open spaces will be sought instead.

In areas where the Open Space Audit has shown that existing open space is of poor quality, contributions may be sought to enhance existing provision instead of new provision being required.

The Open Space Audit and Strategy provides details of any improvements or enhancements that may be required to open spaces in different areas of the city, and how the linkages between them may be improved.

### **Supplementary Guidance supporting**

#### **Open Space & Green Infrastructure**

Supplementary Guidance (SG), Open Space & Green Infrastructure, supports the above policy and Policy NE9 by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policy, with regard to the delivery of Open Space & Green Infrastructure. Accordingly, SG Open Space & Green Infrastructure includes advice on, Open Space provision in New Development, Standards for Open Space in Residential, Brownfield and Non-

## Residential Development, Applying the Policies, Maintenance and Management of Open Spaces, Green Space Network, and Outdoor Access Rights.

### **Trees and Woodland**

3.105 The protection of tree and woodland cover contributes to the aims of sustainable development and will enhance the services provided by woodland ecosystems. Single trees, groups of trees, hedgerows and woodlands throughout Aberdeen all provide important benefits. They improve air quality, help us mitigate and adapt to climate change, create a healthier and more desirable living environment and provide habitat for urban wildlife.

3.106 We will seek to protect and enhance Aberdeen's trees and woodland. Where trees are considered to be at risk from development or construction, we may require information and safeguarding measures in accordance with the standards set out in relevant supplementary guidance.

#### **Policy NE5 Trees and Woodlands**

There is a presumption against all activities and development that will result in the loss of, or damage to, trees and woodlands that contribute to nature conservation, landscape character, local amenity or climate change adaptation and mitigation.

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

Where trees may be impacted by a proposed development, a Tree Protection Plan will need to be submitted and agreed with the Council before any development activity commences on site. This includes temporary earth works and any site preparation.

Where applicable, root protection areas should be established and protective barriers erected prior to any work commencing. See relevant Supplementary Guidance Trees and Woodland, detailed below, for more information.

The majority of development sites offer opportunities for the planting of trees and hedgerows. Details of tree and hedgerow planting should be submitted as part of the proposal's landscape strategy.

## **Supplementary Guidance**

### **Trees and Woodland**

Supplementary Guidance (SG), Trees and Woodland, supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policy, with regard to Trees and Woodland. Accordingly, SG Trees and Woodland includes advice on, How Trees are Protected, Development Proposals, Planning Applications, and the Requirements for Surveys, Plans and Assessments.

### **Flooding, Drainage and Water Quality**

3.107 This Plan aims to manage and reduce flood risk by ensuring that new development does not take place on areas susceptible to flooding, and incorporates appropriate and sustainable surface water management measures. The Council will also seek to protect land and green infrastructure with the potential to contribute to natural flood risk management from development. Development allocations in this Plan have been informed by a Strategic Flood Risk Assessment.

3.108 In accordance with the Flood Risk Management (Scotland) Act 2009, a Flood Risk Management Plan for Aberdeen City and Aberdeenshire is being prepared to address fluvial and coastal flooding. This will be complemented by a Surface Water Management Plan which is also in preparation. Relevant Supplementary Guidance Flooding, Drainage and Water Quality will be updated to reflect the actions and recommendations of these plans as necessary.

3.109 The ultimate responsibility for managing flood risk lies with land and property owners. All development proposals should take proper account of the likely future effects of climate change, including rising sea levels, greater frequency and duration of rainfall events, and extreme weather events. In assessing development proposals, we will consider flood risk from all potential sources including watercourses, storm and tidal surges and rising sea levels, rising groundwater, surface water and drainage systems. These will be assessed by the relevant authority.

3.110 The Scottish Environmental Protection Agency's Flood Maps ([www.sepa.org.uk/flooding](http://www.sepa.org.uk/flooding)) provide an indication of areas potentially at risk from flooding. Where appropriate, we will consult with key stakeholders such as SEPA having had regard to the Flood Risk Framework as set out in Scottish Planning Policy.

3.111 Water quality is vital for both human health and the health of aquatic ecosystems, and also provides significant economic benefits, for example through fisheries and the tourism industry. Therefore maintaining and improving water quality should be an important consideration in development proposals. We will contribute to achieving the EU Water Framework Directive's objectives of good ecological status

of our water environment through the implementation of River Basin Management Plans.

3.112 Sustainable Drainage Systems (SuDS) provide multiple benefits including managing flood risk, improving water quality and enhancing biodiversity. All new developments are required to make provision for SuDS and these should be designed in accordance with best-practice design guidance in the SuDS Manual (CIRIA C697), and the technical criterion set out in Sewers for Scotland 2 and its successors. In some circumstances, developments may also be required to adapt to flood risk by incorporating water resistant materials and forms of construction in line with the guidance set out in PAN 69: Planning and Building Standards Advice on Flooding.

3.113 The Council is developing strategic-level Regional SuDS to provide sustainable flood risk management at a strategic scale. There may be opportunities for developers to contribute to a Regional SuDS scheme to help address the impact of their development. Please see relevant Supplementary Guidance Flooding, Drainage and Water Quality, detailed below, for more information.

3.114 The Plan also seeks to achieve satisfactory disposal of sewage, thereby maintaining and improving standards of environmental quality, public health and amenity. Assessment of the adverse effects on the environment should include water sources/resources and groundwater. Developers will be required to demonstrate that their proposals for foul drainage conform to Scottish Water's current design standards (Sewers for Scotland 2 or its successors).

#### **Policy NE6 Flooding, Drainage and Water Quality**

Development will not be permitted if:

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

Development on the functional floodplain will only be permitted where its location is essential for operational reasons.

Applicants will be required to provide a Flood Risk Assessment where a

development is likely to result in a material increase in the number of buildings at risk of flooding, or where it has been indicated in the opportunity sites schedule that one will be prepared. Windfall sites may also require a Flood Risk Assessment.

Drainage Impact Assessment (DIA) will be required for new development proposals comprising 5 or more homes or 250m<sup>2</sup> non-residential floorspace. DIA will also be required for developments of any size that affect sensitive areas. DIA should detail how surface water and waste water will be managed. Surface water drainage associated with development must:

1. Be the most appropriate available in terms of SuDS; and
2. Avoid flooding and pollution both during and after construction.

There is a presumption against excessive engineering and culverting of watercourses. Natural treatments of floodplains and other water storage features will be preferred wherever possible. There will be a requirement to restore existing culverted or canalised water bodies to a naturalised state where this is possible. Where the Council agrees that culverts are unavoidable for technical reasons, they should be designed to maintain existing flow conditions and aquatic life. Any proposals for new culverts should have a demonstrably neutral impact on flood risk and be linked to long term maintenance arrangements to ensure they are not the cause of flooding in the future.

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

## **Supplementary Guidance**

### **Flooding, Drainage and Water Quality**

Supplementary Guidance (SG), Flooding, Drainage and Water Quality, supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policy, with regard to Flooding, Drainage and Water Quality. Accordingly, SG Flooding Drainage and Water Quality includes advice on, Statutory Roles and Responsibilities, Arrangements for Flood Risk Management Planning in Scotland, Flood Risk Assessment, Drainage Impact Assessment, Sustainable Drainage Systems (SuDS), Regional SuDS and Waste and Foul Drainage.

## **Coastal Planning**

3.115 Aberdeen City's coastline is an important environmental, social and economic asset which needs to be protected and enhanced. It has been classified into two types of area, developed and undeveloped coast (shown on the Proposals Map). In general, the developed coast is already a focus of economic or recreational activity and is likely to be suitable for further development, whereas the undeveloped coast is largely unspoiled and likely to be unsuitable for development.

3.116 The Marine (Scotland) Act 2010 introduced a new system of marine spatial planning for Scotland. A National Marine Plan is being produced by the Scottish Government, setting out strategic policies for the sustainable use of Scotland's marine resources out to 200 nautical miles. In time, Regional Marine Plans will also be produced for each of the Scottish Marine Regions. If the need arises, Supplementary Guidance will be produced to take into account the provisions and requirements of the National and Regional Marine Plans when they are adopted.

3.117 Terrestrial planning law extends to the mean low water mark of ordinary spring tides, whereas, marine spatial planning extends up to the mean high water mark. All development proposals which affect the inter-tidal area, as well as the wider coastal area generally, should demonstrate the principles of Integrated Coastal Zone Management, which aims for the co-ordinated consideration of issues and policies relating to nature protection, aquaculture, fisheries, agriculture, industry, off shore wind energy, shipping, tourism, development of infrastructure and mitigation and adaptation to climate change.

3.118 A precautionary approach should be taken to assessing flood risk from the coast, taking into account the potential effects of climate change, such as sea-level rise and more extreme weather events.

### **Policy NE7 Coastal Planning**

Development will only be permitted in undeveloped coastal areas if it can be demonstrated that:

1. A coastal location is necessary given the purpose and operation of the development;
  2. There is no other suitable site, including the re-use of brownfield land; and
  3. It respects the character and value of the natural and historic environment, as well as the recreational value in the surrounding area;
- or
4. There is an overriding environmental benefit.

In all cases:

1. Development will not be permitted in areas at risk from coastal erosion and flooding. New developments which require new defences against coastal erosion or flooding will not be supported except where there is clear justification to avoid development in areas at risk.
2. A Flood Risk Assessment will be required to accompany applications for development in coastal areas.
3. Public access to and along the coast will be protected and promoted wherever possible.
4. Development proposals will be required to demonstrate through appropriate marine noise modelling that adverse impacts on bottlenose dolphins and Atlantic salmon are avoided.

## **Natural Heritage**

3.119 The protection, preservation and enhancement of natural heritage, in terms of both sites and species, are important aims of this plan. All new development should seek to enhance biodiversity, which may include restoring degraded habitats, and must avoid further habitat fragmentation.

3.120 We will take a broader approach to protecting natural heritage than just designated sites and protected species. We will take into account the need for healthy ecosystems and work with natural processes. The cumulative effect of incremental changes due to development will be considered when assessing planning applications.

3.121 The River Dee is a Special Area of Conservation (SAC) and includes the estuary. This is the only Natura site (a European designation) within the Plan area. However, developments within the plan area also have the potential to impact on a protected species from other designations in other local authorities, such as the bottlenose dolphin, a qualifying interest for the Moray Firth SAC and European Protected Species. Bottlenose dolphins are frequently present offshore and at the mouth of the harbour and in the outer harbour. Any wind turbine developments in Aberdeen are also likely to have some effects on the Ythan Estuary, Sands of Forvie and Meikle Loch and Loch of Skene Special Protection Areas (SPA) in Aberdeenshire.

3.122 National designations within the Plan area include Sites of Special Scientific Interest. Local designations include Local Nature Conservation Sites and Local Nature Reserves. Please see relevant Supplementary Guidance [Natural Heritage](#) for a list of all designations. They are also shown on the Proposals Map.



## **Policy NE8 Natural Heritage**

### **Designated Sites**

Direct and indirect effects on sites protected by natural heritage designations, be they international, national or local, are important considerations in the planning process.

In all cases, a development that is likely to have a significant effect on a Natura site, either alone or in combination with other plans or projects, will require an appropriate assessment (under the Habitats Regulations) to demonstrate that it will not adversely affect the integrity of the site. Development that would have an adverse effect will only be permitted where there are no alternative solutions and there are imperative reasons of overriding public interest, including those of a social or economic nature.

Development that affects a site designated at a national level, including Sites of Special Scientific Interest, will only be permitted where it will not adversely affect the integrity of the area or the qualities for which it has been designated. Where adverse effects are unavoidable, they must be clearly outweighed by social, environmental or economic benefits of city-wide importance.

Development that is likely to impact a locally designated site should seek to address this through careful design and mitigation measures. Development that, taking into account any proposed mitigation measures, has an adverse effect on a locally designated site will be permitted only where the adverse effects are clearly outweighed by social, environmental or economic benefits of city-wide importance.

### **Protected Species**

Some of the species found in Aberdeen are protected under international and national law (including European Protected Species, and species protected under the Wildlife and Countryside Act 1981) while others are identified as being of local importance (North East Scotland Local Biodiversity Action Plan species).

If it is suspected that a Protected Species is present on a development site, then a survey will be recommended as part of a planning application. If evidence of a protected species is found, then the surveyor will be required to identify the possible impacts of the development on it. Applicants should submit supporting evidence for any development that may have an adverse effect on a protected species, demonstrating both the need for the development and that a full range of possible alternative courses of action has been properly examined and none found to acceptably meet the identified need. If the impacts cannot be avoided, then development may result in an offence being committed. Where a European Protected Species is concerned, a license will therefore be required to proceed. Licenses will only be granted if certain tests are met. Please see relevant Supplementary Guidance for more information on European Protected Species and licensing.

### **Carbon-rich soils**

New development should avoid areas of peatland or carbon-rich soil. Development which would involve draining or disturbing peatland or carbon-rich soil will be refused.

In all cases of development at any location:-

1. No development will be permitted unless steps are taken to mitigate negative development impacts.
2. An ecological assessment will be required for a development proposal on or likely to affect a nearby designated site, or where there is evidence to suggest that a habitat or species of international, national and local importance exist on the site.
3. A Construction Environmental Management Plan may be required to address any negative impacts on designated sites or protected species during the construction phase of a development.
4. Natural Heritage beyond the confines of designated sites should be protected and enhanced. Measures will be taken, in proportion to the opportunities available, to enhance biodiversity through the creation and restoration of habitats and, where possible, incorporating existing habitats.
5. Where feasible, steps to prevent further fragmentation or isolation of habitats must be sought and opportunities to restore links which have been broken will be taken.
6. Natural Riparian Buffer Strips should be created for the protection and enhancement of water bodies and local biodiversity, including lochs, ponds, wetlands, rivers, tributaries, estuaries and the sea.

For further information please see relevant Supplementary Guidance Natural Heritage, detailed below.

### **Supplementary Guidance**

#### **Natural Heritage**

Supplementary Guidance (SG), Natural Heritage, supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policy, with regard to Natural Heritage. Accordingly, SG Natural Heritage includes advice on, Statutory Designated Sites, Protected Species, Principles for Protecting Natural Heritage, Riparian Buffer Strips, Environmental Impact Assessment, and Habitats Regulation Assessment.

## **Outdoor Access and Informal Recreation**

3.123 Access to the outdoors for informal recreation contributes to everyday quality of life. Increased levels of physical activity outdoors can contribute to improved health and wellbeing, while access to high quality areas for outdoor recreation can make the city a more attractive place to live and work. Well managed access can also assist land management and contribute to an appreciation of the environment and natural heritage. It is therefore important that accessible, welcoming and well-managed access to Aberdeen's recreational areas and the surrounding countryside is protected and enhanced. This will facilitate opportunities for recreation and physical activity as well as sustainable and active travel.

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

New development should not compromise the integrity of existing or potential recreational opportunities including general access rights to land and water, Core Paths, other paths and rights of way. This includes any impacts on access during the construction phase of a development. Applicants should provide detail on how public access and safety will be maintained during construction, for example through temporary diversions.

Wherever possible, developments should include new or improved provision for public access, permeability and/or links to green space for recreation and active travel.

Core Paths are shown on the Proposals Map. Further guidance on developer contributions towards Core Paths, as well as general information on access rights, is available in relevant Supplementary Guidance [on Open Space and Green Infrastructure](#).

## **Using Resources Sustainably**

### **Mineral Extraction**

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

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

#### **Policy R1 Minerals**

Mineral extraction proposals are acceptable in principle, provided that:

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

Sites identified for mineral extraction are safeguarded from development which will sterilise the mineral resource or which compromises the safe operation of a quarry.

## **Degraded and Contaminated Land**

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

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

### **Policy R2 Degraded and Contaminated Land**

The City Council will require that all land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level suitable for its proposed use. This may involve undertaking site investigations and risk assessments to identify any actual or possible significant risk to public health or safety, or to the environment, including possible pollution of the water environment, that could arise from the proposals. Where there is potential for pollution of the water environment the City Council will liaise with SEPA.

## **Waste Management Facilities**

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

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

3.130 In order to reduce the amount of waste going to landfill, we are likely to require the development of a number of new waste infrastructure facilities. In addition, the introduction of food and garden waste collection will require the development of a new in-vessel composting facility in the City and additional recycling centres. Policies outlining the criteria used to identify appropriate locations of waste facilities required in Aberdeen are outlined below.

### **Policy R3 New Waste Management Facilities**

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

1. conform to the Zero Waste Plan and Aberdeen Waste Strategy;
2. meet a clear need for the development to serve local and/or regional requirements for the management of waste;
3. will not compromise Health and Safety;
4. minimises the transport of waste from its source; and

Applicants must submit:

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

Waste management facilities that are proposed on Business and Industrial Land B1 will normally require to be located in a building. This will depend upon the nature of the operations involved.

Inappropriate neighbouring developments that may compromise the operation of waste management facilities including those listed in Policy R4 will not be approved. The diversification of existing facilities, which moves the waste management process up the waste hierarchy, will be supported in principle.

3.131 In order to implement the Aberdeen Waste Strategy, a number of new waste management facilities are required. Policy R4 outlines the sites considered suitable for these. Additional facilities will be required to deal with construction, industrial land and business waste and these would generally be acceptable in Business and Industrial (B1) areas.

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

The following sites will be safeguarded for waste-related uses:

Altens East/Doonies (OP54) – materials recycling facility/a refuse derived fuel plant and a depot for the collection fleet.

East Tullos gas holder and household waste recycling centre (OP107) – an energy from waste facility or in-vessel composting plant.

Aberdeen Exhibition and Conference Centre site (part) at Bridge of Don (OP13) – a household waste recycling centre to replace the facility currently on Scotstown Road.

3.132 Waste that is not recycled or composted will continue to be collected. We should view such waste as a resource and derive value from it in the form of energy capture. The means by which this waste could be treated will be determined through an analysis which will consider all available technologies including incineration, gasification and pyrolysis of waste. Heat derived from energy from waste processes should be used to generate heat and power and supplied to homes and businesses in the city. Energy from waste has great potential to contribute to the Renewable and Low Carbon Policy R8.

3.133 Landfill is the option of last resort. The last landfill for active wastes within Aberdeen at Hill of Tramaud closed in 2011 and no further landfill sites are proposed. It is imperative therefore, that alternatives to landfill are developed as soon as possible. In the medium to long term, it may be necessary to landfill very small quantities of the city's municipal waste. In the meantime, any proposals for landfill will be subject to Policy R3 and other development plan policies.

## **Policy R5 Energy from Waste**

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

1. The treatment of residues from any plant;
2. SEPA's Thermal Treatment of Waste Guidelines; and
3. Connection to the electricity grid and the provision of heat and power to a mix of neighbouring uses.

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

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

3.135 Developers can save money and help the environment by not over-ordering materials, using recycled material and minimising waste production during construction. Preparing a Site Waste Management Plan will help identify how much waste will be produced, how this can be minimised and what might be done with the waste. For proposals where we believe the potential savings are likely to be significant, we will ask developers to prepare a Site Waste Management Plan. SEPA's website contains useful links for creating these as well as guidance on the sustainable reuse of greenfield soils in construction.

[http://www.sepa.org.uk/planning/sustainable\\_waste\\_management.aspx](http://www.sepa.org.uk/planning/sustainable_waste_management.aspx)

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

All new developments should have sufficient space for the storage of general waste, recyclable materials and compostable wastes where appropriate. Flatted developments will require communal facilities that allow for the separate storage and collection of these materials. Recycling facilities should be provided in all new superstores or large supermarkets and in other developments where appropriate. Details of storage facilities and means of collection must be included as part of a planning application for any development which would generate waste. Further details are set out in Supplementary Guidance [Resources for New Developments](#).

For proposals where we believe the potential savings on construction or demolition materials for recycling or reuse is likely to be significant, we will ask developers to prepare a Site Waste Management Plan as a condition of planning consent.

#### **Low and Zero Carbon Buildings, and Water Efficiency**

3.136 Reducing the emissions of greenhouse gases is a key policy at international, national, regional and local level. The Climate Change (Scotland) Act 2009 creates a legal framework for the delivery of greenhouse gas emissions reductions in Scotland. Section 72 of that Act requires planning authorities to include policies in their LDPs to ensure that all new buildings avoid a specified and rising proportion of the projected greenhouse gas emissions from their use. This can be achieved through the installation and operation of low and zero-carbon generating technologies (LZCGT). Scottish Planning Policy (SPP) reaffirms this specific



legislative requirement, which aligns closely with the SPP recommendation that development plans require the siting, design and layout of all new development to limit likely greenhouse gas emissions.

1.137 Scottish Building Standards set mandatory minimum carbon reduction standards for new buildings. In 2007, the Sullivan Report for the Scottish Government recommended staged improvements in energy standards for new buildings beyond 2007 standards - 30% by 2010, 60% by 2013, net zero carbon by 2016/17 and total life zero carbon by 2030. While the 30% improvement applies from October 2010, due to challenging economic conditions the Scottish Ministers have postponed the further review due in 2013 until 2014, with implementation of this review to proceed in 2015. This aligned with the Sullivan Panel review which reported in 2013, recommending that the target of achieving net zero carbon by 2016/17 be delayed. The Strategic Development Plan has also extended its target date for all new buildings to be carbon neutral from 2016 to 2020.

3.138 The revision of the Scottish Planning Policy in 2014 has emphasized the importance of Energy Efficiency and noted that development plans should support new developments which delivery energy efficiency. This update mirrored the Sullivan Panel 2013 update, which noted that a preventative approach should be taken to energy use in buildings, using energy saving through insulation or 'fabric first' improvements supported by LZCGT's.

3.139 The Climate Change (Scotland) Act 2009 requires this Plan to specify how a proportion of the mandatory Building Standards carbon reduction standard should be met through the installation and operation of low and zero carbon generating technologies (LZCGTs), using naturally occurring resources or weather systems to produce energy. Policy R7 through Supplementary Guidance Resources for New Developments specifies the minimum proportion of the mandatory carbon reduction standard to be met by the installation and operation of LZCGTs.

3.140 The Strategic Development Plan has identified the level of water use in the region as unsustainable. With the significant economic growth which the North East is experiencing, and the projected population growth, pressure for this resource will only increase. At present Aberdeen's water is extracted from the River Dee, which is a Special Area of Conservation (a European Protected Site). The Strategic Development Plan notes that this combination of population and economic growth, along with the effects of climate change, may have a long term impact on extraction rates from the River Dee. To alleviate this pressure it will be necessary to manage the use of this resource through increased water efficiency. Supplementary Guidance Resources for New Developments set outs the measures necessary to achieve this.

## **Policy R7 - Low and Zero Carbon Buildings, and Water Efficiency**

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

All new buildings, in meeting building regulations energy requirements, must install low and zero-carbon generating technology (LZCGT) to reduce the predicted carbon dioxide emissions by at least 20% below that required by the Scottish building regulations at the time of the application. This percentage requirement will be increased as specified in Supplementary Guidance.

This requirement does not apply to:

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

### **Water Efficiency**

To reduce the pressure on water extraction from the River Dee, and the pressure on water infrastructure, all new buildings are required to use water saving technologies and techniques. The level of efficiency required and types of efficiencies are detailed in Supplementary Guidance.

Further guidance on compliance with this policy is contained in Supplementary Guidance [Resources for New Developments, detailed below](#).

## **Supplementary Guidance**

### **Resources for New Developments**

Supplementary Guidance (SG), Resources for New Developments, supports the above policy and Policy R6 by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policy, with regard to the delivery and safeguarding of Resources for New Developments. Accordingly, SG Resources for New Developments includes advice on, Density, Energy Use in New Buildings, including passive design and Low and Zero Carbon Generating Technologies, Waste and Recycling, and Water use Efficiency.

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

3.141 The development of all types of renewable heat and energy generating technologies, on all scales, is supported in principle. A positive approach to renewable development will help to meet the Scottish Governments target for 100% of Scotland's electricity to be generated from renewable sources by 2020 and 11% of heat demand to be met by renewable sources.

3.142 In preparing this plan a spatial framework for wind turbines was undertaken. The process has not identified any areas of search for wind turbines as there are constraints across the entire Aberdeen City area. This does not preclude the development of wind turbines, but it means that care must be taken in assessing the impact of proposals. This will be done in line with Supplementary Guidance Wind Turbine Development.

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

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

The development of renewable and low carbon energy schemes where the technology can operate efficiently and the environmental and cumulative impacts can be satisfactorily addressed will be supported in principle, if proposals:

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

Wind energy developments will need to conform with Supplementary Guidance Wind Turbine Development, detailed below, and meet the following specific requirements ensuring that:

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

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

## **Supplementary Guidance**

### **Wind Turbine Development**

Supplementary Guidance (SG), Wind Turbine Development, supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policy, with regard to the delivery of Wind Turbine Developments. Accordingly, SG Wind Turbine Development includes advice on, Environmental Assessment including Landscape and Visual Impacts, Safety Assessment, Built and Cultural Heritage Assessment, Tourism and Recreation Assessment, Efficiency, and Decommissioning.

### **Energy Mapping**

Supplementary Guidance (SG), Energy Mapping, supports the above policy by providing guidance on how developments will be expected to assess and demonstrate their compliance with above policy, with regard to the use of Energy Mapping, the delivery of Renewable and Low Carbon Energy and the circumstances under which connection will be required to a district heating network. Accordingly, SG Energy Mapping includes advice on, the city wide Heat Map, areas of energy deficit and surplus, Renewable and Low Carbon Energy and guidelines for new developments.

## **Communications Infrastructure**

3.143 Mobile telecommunications are now considered an integral part of the success of most business operations and individual lifestyles. With the growth of services such as mobile internet access, demand for communications infrastructure is continuing to grow. National Planning Framework 3 and Scottish Planning Policy (SPP) highlight the need for advanced, high quality electronic communications infrastructure, see this as an essential component of economic growth and encourages planning authorities to support its expansion. The Strategic Development Plan also acknowledges the economic benefits of improved communications infrastructure, with one of its targets being that all new development has access to a fit-for-purpose high-speed broadband service. Aberdeen City Council is fully supportive of the expansion of the communications infrastructure and through the Strategic Infrastructure Plan (SIP) acknowledges that this can enhance accessibility to services and contribute to reducing the need to travel, reduce carbon emissions, and allow for more flexible working arrangements. However, new communications infrastructure should only be provided without a detrimental impact on the natural and built environment.

### **Policy CI1: Digital Infrastructure**

All new residential and commercial development will be expected to have access to modern, up-to-date high-speed communications infrastructure.

3.144 Planning applications for new housing (where 5 or more houses are proposed), or commercial developments (where the gross floor space of any building, structure or erection constructed as a result of such development is or exceeds 5,000 square metres; or the area of the site is or exceeds 2 hectares) should be accompanied by:

1. An extract map from [www.superfast-openreach.co.uk/where-and-when/](http://www.superfast-openreach.co.uk/where-and-when/) which shows the status of the superfast broadband exchange connection within the vicinity of the application site. Further to this, the developer shall indicate what the broadband connection to the development would be, e.g. Fibre to the Premises (FTTP) or Fibre to the Cabinet (FTTC)
2. A map extract from [www.sitefinder.ofcom.org.uk](http://www.sitefinder.ofcom.org.uk) which shows the location of telecommunications masts within the general vicinity of the application site. Information should also be submitted to show the indoor and outdoor telecommunication coverage levels for the application site for 2G, 3G and 4G (such information can be extracted from the telecommunications operators websites).

#### **Policy CI2: Telecommunications Infrastructure**

Proposals for telecommunications development, including prior approval and broadband cabinet applications, will be permitted provided that they comply with the over-arching themes included within Planning Advice Note PAN62 – Radio Telecommunications, as well as other applicable National and Local policies (e.g. Historic Scotland’s SHEP, ALDP Policy D5 – Built Heritage) in relation to;

1. The siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on visual amenity, character or appearance of the surrounding area;
2. If on a building, apparatus and associated structures should be sited and designed to minimise impact to the external appearance of the host building
3. If proposing a new mast, it must be demonstrated that the applicant has explored the apparatus on existing buildings, masts or other structures. Such evidence should accompany a planning application
4. If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest.

3.145 When considering applications for telecommunications development, Aberdeen City Council will have regard to the operational requirements of telecommunications operators and the technical limitations of the technology.

3.146 Applications for ground-based masts should be accompanied by:

- details of the site search for an alternative site and the reasons why each location was unacceptable (including justification if site-sharing is not proposed);
- an ICNIRP certificate; and
- a coverage plot indicating the extent of the coverage gap.

The application may be refused if no such details are received, or if there is no satisfactory reason for not using an existing building or mast.

3.147 In general, proposals should not result in:

- the erection of a mast and cabinets which would be detrimental to pedestrian or traffic safety;
- a pavement monopole which would be close to another monopole, lighting column or traffic light column resulting in visual clutter; or
- in residential areas, the monopole should be appropriately designed and sited so as to be of a similar scale and form as other street furniture in the vicinity to avoid looking out of context.

## **4 Monitoring and Review**

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

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

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

## **5. Glossary**

### **Accessibility**

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

### **Active Street Frontage**

When a shop unit frontage creates a level of visual permeability – patrons can see out onto the street and people on the street can see into the shop unit. It enhances public security and passive surveillance and improves the amenity of the public domain by encouraging pedestrian activity.

### **Affordable Housing**

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

### **Brownfield Land**

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

### **Carbon Neutral**

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

### **City Centre Retail Core**

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

### **Communications Infrastructure**

This broadly covers the following; mobile telecommunications, communications network, telecommunications broadband, digital and telecommunications technologies.

### **Comparison Goods**

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



## **Convenience Goods**

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

## **District Centres**

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

## **Edge-of-Centre**

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

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

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

.

## **Effective Land Supply**

Sites which have no constraints and are available for development.

## **Energetica**

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

Source: ‘A Future to Look Forward To - An update on the work of ACSEF’, June 2010. ACSEF: Aberdeen City & Shire Economic Future.

## **Expenditure Leakage**

When people shop somewhere other than the area they live - the money they spend is going somewhere else rather than being retained in the area they live.

**Greenhouse Gas emissions**

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

**Informal Recreation**

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

**Neighbourhood Centres**

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

**Nestrans**

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

**Out-of-centre**

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

**Over-provision and clustering**

An inappropriate number and clustering of some non-retail uses, such as betting offices and high interest money lending premises. There should be an appropriate mix of uses in centres.

**Public Transport Nodes**

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

**Placemaking**

Placemaking is a creative, collaborative process that includes design, development, renewal or regeneration of our urban or rural built environments. The outcome should be sustainable, well-designed places and homes which meet people's needs.

**Retail Impact Assessment**

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

**Retail Park**

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

**Retail Warehouses**

Large single level stores specializing in the sale of household goods (such as carpets, furniture and electrical goods), clothing, leisure goods and bulky DIY items,

catering mainly for car-borne customers and often in out-of-centre locations.

### **Sequential Approach**

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

### **Supermarkets**

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

### **Superstores**

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

### **Transport Assessment**

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

### **Transport Plan**

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

### **Vitality and Viability**

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

## 6. Appendices

### Appendix 1 – Brownfield Sites

**Table 1: Brownfield Sites with potential for housing /planning consents from the Brownfield Potential Study 2014**

Name	Size (Hectares)
Aberdon House Care Home	0.64
Aberdeen College, Gordon Centre	2.21
AECC Site, Bridge of Don	13.15 (part identified for housing)
Former One Sports Centre, BoD	1
Balgownie Machine Centre	0.3
Balgownie Primary School	0.71
Bankhead Academy	2.7
Braeside Infant School	1.28
Byron Park Nursery and Infant School	0.77
Burnside Centre	2.4
Cornhill Hospital	5
Cults Pumping Station	0.69
Crown House	0.04
Causewayend Primary School	0.69
Craighill Primary School, Kincorth	0.86
Craiginches Prison	1.6
Former Carden School	0.37
Dunbar Halls of Residence	1.23
Denburn and Woolmanhill	1.9
Former Dutch School, Boyd Orr Ave	0.18
Greenfern Infant School	0.91
96-126 John Street	0.4
Kennerty Mill	0.1
Kincorth Academy	4
Logie Place	0.12
Manor Walk	2.65
Marchburn Infant School	1.08
Milltimber Primary School	1.85
Torry Nursery School	0.6
Torry Academy	1.6
St Peter's Nursery Spital	0.09
Raeden Centre/Nurseries	1.5
Former Summerhill Academy	3.3
Smithfield School	2.27
St Machar Primary	1.01
Tillydrone Primary	2.11
Victoria Road School	0.67
VSA Gallowgate	0.12
Water Lane Grannary	0.06
Woodside Congregational Church	0.07

**Table 2 : Brownfield Housing Sites with Planning Consent (but not effective in the 2011 Housing Land Audit)**

<b>Name</b>	<b>Units</b>
Abbey Road North, Torry	46
Balgownie Home Farm	35
Balgownie Centre	171
Cattofield Reservoir	71
140 Causewayend	147
Hilton Nursery School	18
Mile End Primary	37
Nazareth House, Claremont Street	92
Urquhart Road Former Works	100
Victoria House	40
Waterwheel Inn	20
Broadford Works	119
Craigieburn House Springfield Road	44
Croft House	31
3-9 Duff Street	37
Former Davidson's Mill	900
Greyhope Road	69
11 Jopps Lane	50
124 North Deeside Road	40
41 Nelson Street	9
Pittodrie Stadium	350
1-5 Salisbury Terrace	5
Woodlands School Craigton Road	5
Westburn Crescent	9
85-89 Loch Street	16
Grampian Court, Beaconsfield Lane	12
34 Maberley Street	12
Silverburn, Corunna Road	15
Ruthrieston Road	6
Oakbank School Midstocket	133
26-38 Union Street	19
253 Great Western Road	30
26 Netherkirkgate	10
Fmr Ruthrieston Garage	11
Ruthrieston Crescent	7
4 Trinity Street	5
46-48 Nelson Street	10
BP Dyce Site, Plot B	43
22-24 St Peter St	28
258-260 Union Street	6
<b>Total</b>	<b>2808</b>



## Appendix - 2 Opportunity Sites

Site	Site Name	Site Size	Policy	Other Factors
Bridge of Don and Grandhome				
OP1	Murcar	27.8 ha	Land Release Policy	Southern half of site included in Murcar Development Framework 2008. This site may be at risk of flooding.
OP2	Berryhill, Murcar	68.4 ha	Business and Industrial/ Green Space Network	Development Framework approved in 2008 covers this site and land to the north. Land available for development of Use Class 4, 5 and 6. Flood Risk Assessment required to accompany future development proposals.
OP3	Findlay Farm, Murcar	16.4 ha	Specialist Employment Area	Opportunity to extend the Aberdeen Science and Energy Park.
OP4	Dubford Community Facilities	2.46 ha	Residential/ Urban Green Space	Council owned site reserved for community centre, primary school, local shops, etc.
OP5	Balgownie Centre, Bridge of Don	2.25 ha	Residential	Former Aberdeen College building. Planning Brief available.
OP6	Balgownie Primary School	0.71 ha	Residential	Vacant Primary School. The amenity space to the west of the site should be retained.
OP7	Aberdeen College Gordon Centre	2.21 ha	Residential	Location suitable for residential development. The woodland on site, particularly along the site's boundaries, should be retained.
OP8	East Woodcroft North	2.2 ha	Residential	Council owned site identified for 60 homes.
OP9	Grandhome	323 ha	Land Release Policy/Green Space Network	Privately owned site in single ownership identified for 7000 homes and 5ha of employment land (Class 4 uses). Town Centre identified for Phase 2 of this site comprising of approx. 7,500 sq. m. total floorspace (4,000 sq. m. supermarket, 3,500 sq. m. other comparison and local shops and retail services). Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.
OP10	Dubford	35.8 ha	Residential/Green Space Network	Opportunity for development of 550 homes. This site may be at risk of flooding. A flood risk assessment will be required to

				accompany any future development proposals for this site.
OP11	Balgownie Home Farm	1.4 ha	Mixed Use	Opportunity for residential development.
OP12	Former 'One' Sports Centre (Barracudas)	1.45 ha	Mixed Use	Opportunity for residential development.
OP13	AECC Bridge of Don	18.4 ha	Mixed Use	Redevelopment opportunity for mixed use development. Masterplan required. The site will be required to accommodate an expansion of the Park and Choose to 999 spaces and a household waste recycling centre to replace the facility at Scotstown Road. Any residential elements would need to address school capacity issues in the area. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP75	Denmore Road	4.56 ha	Commercial Centre	If the bulky goods uses at the existing commercial centre at north Denmore Road are displaced, this site can be developed for bulky goods in order to maintain the retail offer in bridge of Don. Conditions will be imposed restricting uses to bulky goods retailing. Pitches lost should be replaced in Bridge of Don by new or upgraded pitches which are of comparable or greater benefit.
Dyce Bucksburn and Woodside				
OP14	Bankhead Academy	2.70 ha	Residential	Former Bankhead Academy secondary school.
OP15	Former Carden School	0.37 ha	Residential	Part of Dyce primary school deemed surplus to requirements.
OP16	Davidsons Papermill, Mugiemoos Road, Bucksburn	29.5 ha	Mixed Use	Vacant paper mill site and adjoining industrial land. Development Framework and Phase 1 Masterplan adopted as SG. This site may be at risk of flooding. A Flood Risk Assessment will be required to accompany any future development proposals for this site.
OP17	Stoneywood	42.3 ha	Residential/Green Space Network/Urban Green Space	Opportunity for development of 500 homes. Masterplan and Development Framework adopted as SG. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.
OP18	Craibstone North and Walton Farm	20.0 ha	Land Release Policy/Green Space Network	Opportunity for development of 1.5ha of employment land in the Local Development Plan period 2007 - 2023 and 18.5ha of employment land or a higher education and research



				institute in the Future Growth period. Masterplan required. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.
OP19	Rowett North	63.9 ha	Specialist Employment Area/Green Space Network/Airport Public Safety Zone	Opportunity for development of Aberdeen Exhibition and Conference Centre and complimentary employment uses. Masterplan under preparation. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.
OP20	Craibstone South	42.6 ha	Land Release Policy/Green Space Network	Opportunity for 1000 homes. Joint Development Framework with OP21 Rowett South and OP22 Greenferns Landward approved.. Site specific Masterplan underway.
OP21	Rowett South	106.85 ha	Land Release Policy/Green Space Network	Opportunity for 1940 homes. Joint Development Framework with OP20 Craibstone South and OP22 Greenferns Landward approved. Site specific Masterplan underway. Town Centre identified for this site comprising of approx. 7,500 sq. m. total floorspace (4,000 sq. m. supermarket, 3,500 sq. m. other comparison and local shops and retail services.
OP22	Greenferns Landward	69.6 ha	Land Release Policy	Opportunity for 1500 homes on Council owned land. Joint Development Framework with, OP21 Rowett South and OP20 Craibstone South approved. Site specific Masterplan underway. Burnbrae Moss District Wildlife Site lies adjacent to the southern boundary of this site.
OP23	Dyce Drive	108 ha	Business and Industrial Land /Green Space Network	Planning Brief for site approved in 2004. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site. The site lies within a pipeline notification zone.
OP24	A96 Park & Ride	6.7 ha	Land for Transport	Land reserved for Park and Choose.
OP25	Woodside	19.1 ha	Residential/Green Space Network/ Green Belt	Site capable of accommodating up to 300 homes, including affordable housing as per masterplan for Woodside Sports Park and Village. Parts of the site may have a risk of flooding and development will have to be avoided in those areas. A Flood Risk Assessment will be required to support any development proposals for the site.
OP86	Dyce Railway Station	1.1 ha	Land for Transport	Opportunity Site for an expanded car park with associated

				SUDS and landscaping. Access to the Formartine Buchan Way should be retained and enhanced.
Kingswells and Greenferns				
OP26	Auchmill Golf Course, Greenferns	3.7 ha	Green Belt/ Green Space Network	Layout and replacement of holes at Auchmill Golf Course. The new holes must be available before the existing ones are taken out of use.
OP27	Greenfern Infant School	0.91 ha	Residential	Redundant School deemed surplus to requirements.
OP28	Greenferns	13.7 ha	Residential	This is an opportunity to provide 120 homes. Joint Development Framework with OP33 Greenferns adopted as SG. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.
OP29	Prime Four Business Park	50.0 ha	Specialist Employment Area/Green Space Network	Opportunity for a 50ha development of business land which will attract high quality businesses or be suitable for company headquarters. Masterplan and Development Framework prepared.
OP63	Prime 4 Business Park Phase 5 Extension	12.7 ha	Specialist Employment	Expansion to existing allocation. Masterplan required. A TIA will be required. In addition, adequate buffer zones for the Quaker burial ground and the woodland will need to be identified in the masterplan.
OP30	Kingswells D and West Huxterstone	6.1 ha	Residential/Green Space Network	Opportunity for development of 120 homes. This site is part of the Kingswells Development Framework which is an adopted SG. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.
OP31	Maidencraig South East	29.8 ha	Residential/Green Space Network	Opportunity for development of 450 homes. Joint masterplan prepared for this site and OP32 Maidencraig North East. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.
OP32	Maidencraig North East	22.8 ha	Residential/Green Space Network	Opportunity for development of 300 homes on a Council owned site. Joint masterplan prepared for this site and OP31 Maidencraig South East.
OP33	Greenferns	60.4 ha	Land Release Policy/Green Space Network	Opportunity for development of 1350 homes and 10ha of employment land on a Council owned site. Joint Development Framework with OP28 Greenferns adopted as

				SG.. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site. Proposals for a Special Needs School and extension to Enermec will need to be accommodated in a masterplan.
OP34	East Arnhall	1.0 ha	Land Release Policy	An opportunity for development of 1 ha of employment land. A masterplan with Aberdeenshire Council involvement would be desirable given that the site borders the Local Authority boundaries. Site may be at risk of flooding. A flood risk assessment will be required to accompany future development proposals Site lies within a pipeline notification zone.
Countesswells				
OP38	Countesswells	165.1 ha	Land Release Policy/Green Space Network	An opportunity for development of 3000 homes and 10 ha of employment land. Development Framework and Phase 1 Masterplan adopted as SG. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.
Deeside				
OP39	Braeside Infant School	1.04 ha	Residential	Former school site with potential to be redeveloped for residential use in future. In the meantime the school can be used to house primary pupils from the Countesswells development pending the development of a primary school there. Development will have to respect residential amenity within and surrounding the area. The Council will seek the retention of the playpark in its current location to the south of site OP39
OP40	Cults Pumping Station	0.69 ha	Residential	Redundant building which would provide a sustainable brownfield housing site with few apparent constraints or problems. Development will have to respect green linkages to the west of the site and the retention of the allotments to the east of the site.
OP41	Friarsfield	29.2 ha	Residential and Green Space Network	Greenfield site identified in the Aberdeen Local Plan 2008 for 280 homes. Development adopted as SG. This site may be at risk of flooding. A flood risk assessment will be required to accompany any future development proposals for this site.

OP42	Kennerty Mill	0.1 ha	Residential	Site may be at risk of flooding. Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP43	Milltimber Primary School	1.85 ha	Residential	The current Milltimber Primary School site is likely to become available in the future. This is due to the proposed development at Oldfold Farm providing a new school to accommodate the additional pupils generated by the development. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.
OP44	North Lasts Quarry	8.01 ha	Green Belt	Ongoing mineral extraction. Planning Permission granted in February 1997 to continue hard rock extraction. The site lies within a pipeline consultation zone and all development should conform to the terms of Policy B15 – Pipelines and Controls of Major Accident Hazards. Site may be at risk of flooding. Flood Risk Assessment required to accompany any future development proposals.
OP45	Peterculter East	2.1 ha	Residential	Permission granted for development of 33 homes.
OP46	Culter House Road	1.1 ha	Residential	Opportunity for development of 5 homes. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.
OP47	Edgehill Road	4.4 ha	Residential/Green Space Network	Opportunity for development of 5 homes. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.
OP48	Oldfold	48.9 ha	Land Release Policy	Opportunity for development of 550 homes and 5ha of employment land. A Development Framework and Masterplan have been approved. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.
OP49	Grove Nursery, Hazlehead	5.9 ha	New Community Facilities	Following a Council resolution this site is identified for social enterprises specialising in nursery, horticulture and/or allotments and other associated uses. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.
OP50	Skene Road, Hazlehead	49.7 ha	Green Belt/ Green Space Network	Planning Permission granted for a phased cemetery development. Site may be at risk of flooding. Flood Risk Assessment required.

OP51	Peterculter Burn	7.4 ha	Residential	Site capable of accommodating 19 homes, a hydro electric scheme, fish pass, football pitch, changing facilities and car parking for Culter Youth Football Club and a new pathway opening up access to existing woodland. A flood risk assessment demonstrating acceptable consequences will be required together with a masterplan giving details of access and setting out timescales for implementation of the different stages of the overall development. These matters will be reflected in any grant of planning permission. A planning brief will be required for OP51 setting out (a) specific measures needed to avoid damage to, and enhance the Local Nature Conservation Site, and (b) the requirement to provide a Construction Environmental Management Plan that will avoid adverse effects on the qualifying interests of the River Dee SAC (Atlantic Salmon, Freshwater Pearl Mussel and Otter).
OP52	Malcolm Road Peterculter	8.98 ha	Residential	Opportunity for 71 houses. Masterplan required. Boundary trees to be retained. Site (or part of) is at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.
OP108	Mid Anguston	2.5 ha	Residential	Opportunity for 6 houses. Drainage Impact Assessment required to consider protection of nearby Gormack Burn part of the River Dee SAC catchment and the adjacent quarry.
OP109	Woodend Peterculter	2.9ha	Residential	Opportunity for 19 houses. Drainage Impact Assessment required to consider protection of potential wet habitats/woodlands adjacent to the site and the potential requirement for a buffer to prevent any increase in drainage of wet habitats/woodlands. Ancient Woodland on the south of the site is to be protected.
Loirston and Cove				
OP53	Aberdeen Gateway/Moss-side/Mains of Cairnrobin	20.2 ha	Business and Industrial Land/Green Belt	Planning Permission granted for a high quality Class 4 Business Use, subject to Section 75 legal agreement. The northern part of the site has been reserved for Open Space; a full sized football pitch; a half sized football pitch and associated changing facilities

OP54	Altens East and Doonies	4.7 ha	Business and Industrial Land	Site reserved for a material recycling facility, refuse derived fuel plant and collection depot. Space along the coast road will need to be reserved for road widening in association with the new harbor at Nigg Bay.
OP55	Blackhills Quarry, Cove	32.76ha	Green Belt	Planning permission granted in 2013 to continue hard rock extraction and processing.
OP56	Cove	30 ha	Residential	Cove brief needs re-visiting and a new Masterplan required incorporating housing, community uses and greenspace. A waste license still applies over part of the site and a gas risk assessment and any necessary remediation will be required prior to development.
OP57	Craighill Primary School, Kincorth	0.86 ha	Residential	Vacant Primary School. Forms part of the Strategic Infrastructure Plan Affordable Housing Programme.
OP58	Stationfields, Cove	9.8 ha	Residential	Greenfield Site identified in the Aberdeen Local Plan 2008 for 150 homes. This site should be tied into a new Cove Masterplan.
OP59	Loirston	119.2 ha	Land Release Policy/ Green Space Network	Opportunity for development of 1500 homes and 11ha of employment land. Potential to accommodate football or community stadium. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals. Development Framework adopted as SG
OP60	Charleston	20.5 ha	Land Release	Opportunity for development of 20.5ha of employment land. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.
OP61	Calder Park	15 ha	Land Release Policy	Site for the new City South Academy and other compatible uses. Permission has been granted for a new stadium and ancillary facilities for Cove Rangers. Site may be at risk of flooding. Developers will be required to provide a Flood Risk Assessment (FRA) in support of any development proposals for this site.
OP62	Nigg Bay	55 ha	Aberdeen Harbour/Green Space Network	Aberdeen Harbour expansion. Masterplan required. Requires Flood Risk Assessment and full Transport Assessment.
OP64	Former Ness Tip	20.5 ha	Green Belt	Solar Farm

OP103	Former Torry Nursery School	0.53 ha	Residential	Council owned site surplus to requirements.
OP104	Craiginchies Prison	1.67 ha	Residential	Opportunity site arising from the prison closure. Should residential be proposed, school capacity issues at Walker Road Primary will need to be addressed.
OP105	Kincorth Academy	3.94 ha	Residential	This and Torry Academy will be replaced by a new City South Academy. Forms part of the Strategic Infrastructure Plan Affordable Housing Programme.
OP107	East Tullos Gas Holder	3.12 ha	Business and Industrial	Redundant gas holder site and Council owned recycling centre suitable for an energy from waste facility.
OP110	Wellington Circle (Former Makro)	3.2ha	Business and Industrial Land	Opportunity for change of use to Class 1 retail.
City Centre and Urban Areas				
OP35	Granitehill Road	0.57 ha	Business and Industrial Land	Site identified for museum storage facility.
OP36	Charlie House	1.5 ha	New Community Facilities	Site identified for children's respite centre and interactive garden area. A Flood Risk Assessment (FRA) is required for this site.
OP37	Burnside Centre	1.23 ha	Residential	Council owned site surplus to requirements.
OP65	Haudagain Triangle, Middlefield	4.34 ha	Residential/ Land for Transport	Following road improvements in this area, land will become vacant and surplus. Proposal for retail park and urban green space.
OP66	Manor Walk, Middlefield	2.65 ha	Urban Green Space/Residential	Social housing. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.
OP67	Aberdeen Market	0.33 ha	City Centre Retail Core	Opportunity for qualitative retail / mixed use improvement to include better pedestrian access from The Green to Union Street and address public realm issues.
OP68	1 Western Road	0.07 ha	Residential	Capacity for approximately 22 units. Development on this site is constrained by marketability.
OP69	140 Causewayend	0.15 ha	Mixed Use	Proposed extensions for additional office space.
OP70	35 Froghall Road	0.62 ha	Mixed Use	Former workshop. Suitable for residential.
OP71	41 Nelson Street	0.06 ha	Mixed Use	Capacity for approximately 21 units. Development on this site is constrained by marketability.
OP72	Aberdon House	0.64 ha	Residential	Vacant care home. Forms part of the Strategic Infrastructure Plan Affordable Housing Programme.

OP73	Balgownie Machine Centre	0.2 ha	Mixed Use	Former garden machinery centre. Site is Council owned. Land Reserved partially for Berryden Road Improvements.
OP74	Broadford Works, Maberley Street	3.6 ha	Mixed Use	Consent granted for 517 flats and other uses subject to legal agreement. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.
OP76	Causewayend Primary School	0.66 ha	Mixed Use	Former primary school deemed surplus to requirements.
OP77	Cornhill Hospital	6.04 ha	Existing Community Sites and Facilities	Former hospital site, redevelopment for mix of uses, residential, office/ business (Class 4), community uses. Within conservation area, substantial granite buildings. Planning Brief required.
OP78	Cotton Street	3.0 ha	Business and Industrial Land	Outline planning approval granted for new warehouses and offices. Contamination issues require to be addressed.
OP79	Crown House	0.04 ha	Mixed Use	City centre location suitable for residential use should the building be vacated in the future.
OP81	Denburn and Woolmanhill	1.9 ha	Mixed Use/Urban Green Space	Prominent position contains Category A Listed Buildings and is within Conservation Areas. Mix of uses including healthcare, hotel, residential, small-scale retail, food and drink, further education, offices/ business (Class 4) and car parking. A Planning Brief has been prepared for the site. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment. Replacement accommodation close to the city centre is required for the two health practices currently using the site.
OP82	Dunbar Halls of Residence, Don Street	1.64 ha	Residential	Conservation area, suitable for student accommodation. Planning Brief available.
OP83	Energy Futures Centre, South Beach	2.9.0 ha	Urban Green Space	Reserved for an Energy Futures Centre. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.
OP84	Hilton Nursery School	0.6 ha	Residential	Former nursery school now deemed surplus to requirements. Location suitable for residential development.



OP85	King Street/ Beach Esplanade	2.0 ha	New Community Facilities	Site is identified by Council resolution for a Mosque, community facilities and open space. Until proposals for these uses are progressed, or if a decision is made not to pursue them, the existing open space use will be protected by Policy NE3 Urban Green Space.
OP87	Pittodrie Park	6.00 ha	Residential	Proposed residential development.
OP88	Shore Porters Warehouse	0.02 ha	Mixed Use	Redundant warehouse. Problems with road noise and internal lighting. Residential will only be considered if suitable amenity can be demonstrated.
OP89	Smithfield Primary School	2.27 ha	Residential	Forms part of the Strategic Infrastructure Plan Affordable Housing Programme.
OP90	St Machar Primary School	1.01 ha	Residential	Primary School is now vacant and surplus to requirements. Forms part of the Strategic Infrastructure Plan Affordable Housing Programme
OP91	Marischal Square	0.9 ha	City Centre Retail Core	Opportunity for mixed use (office, hotel, retail, restaurant, leisure) development, creation of civic space and pedestrianisation of Broad Street.
OP92	St Peter's Nursery, Spital	0.09 ha	Mixed Use	Sensitive residential redevelopment - within a Conservation Area.
OP93	Former Summerhill Academy	3.3 ha	Residential	Former Secondary School and Education facility is now cleared and surplus to requirements.
OP94	Tillydrone Primary School	2.11 ha	Residential	Site of former Tillydrone Primary School. Forms part of the Strategic Infrastructure Plan Affordable Housing Programme
OP95	Triple Kirks, Schoolhill	0.14 ha	City Centre Retail Core	Office, retail, residential or hotel. Current Planning Permission for office use. A Listed prominent Aberdeen landmark.
OP96	Upper/ Basement Floors, 73-149 Union Street	0.35 ha	City Centre Retail Core	Retail use. Conservation Area 2. Some listed buildings. Potential opportunity to open up unused floors and link with existing used floor space. Site may be at risk of flooding. Flood Risk Assessment required to accompany future development proposals.
OP97	Victoria Road Primary School	0.67 ha	Mixed Use	Former Primary School. The site would be suited for sensitive residential development
OP98	VSA Gallowgate	0.08 ha	Mixed Use	Residential/Mixed use. Listed building.
OP99	The Waterfront, Torry	6.6 ha	Mixed Use	Planning Application approved for mixed use development. See also Old Torry Masterplan Study. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for

				redevelopment.
OP100	Water Lane	0.06 ha	Mixed Use	Redundant granary building. Planning permission for conversion to 12 flats.
OP101	Woodside Congregational Church	0.07 ha	Residential	Vacant church building. Conditional Planning consent to form shop unit (Class 1) and 6 dwelling flats has since lapsed.
OP80	Bon Accord Masterplan	40.0 ha	Retail Core/Mixed Use	Masterplan prepared for major redevelopment of City Centre
OP102	George Street / Crooked Lane	0.96 ha	City Centre Retail Core	Opportunity for retail development, enhance George Street, link to John Lewis / extend Bon Accord Centre, address accessibility issues through the centre and address public realm issues. Some Listed Buildings. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP106	Beach Esplanade (Jimmy Chungs)	0.25 ha	Beach and Leisure	Opportunity site – redevelopment should accord with the Beach and Leisure Policy.

### Appendix 3 – Infrastructure Requirements for Masterplan Zones

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

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

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

Nature of Contribution	Masterplan Zone
<p>New five GP Health Centre (including land).</p> <p>New four chair Dental Surgery (including land). This facility could be included as part of the required new Health Centre as specified above.</p> <p>Two new Community Pharmacies.</p>	6. Countesswells
<p>Extension to the existing Health Centre to support the General Medical Services for the increased population in the Cults community.</p>	7. Friarsfield
<p>Extension to Peterculter Health Centre to accommodate one additional GP.</p> <p>Extension of Peterculter Health Centre to accommodate two additional Dental Chairs.</p> <p>One new Community Pharmacy.</p>	Oldfold
<p>Extension to Cove Bay Health Centre to accommodate three additional new GPs.</p> <p>Extension at Cove Bay Health Centre to accommodate two additional Dental Chairs.</p> <p>One new Community Pharmacy.</p>	8. Loirston

## **Appendix 4 - Masterplans**

Many of the development sites in Aberdeen are large and/or complex, often with multiple developers and in multiple ownerships. In addition, some sites, which may take more than a decade to complete, have significant levels of infrastructure investment required. Masterplanning such sites reduces the risk of piecemeal and inappropriate development while providing certainty for both developers and the local authority on how the development will move forward. To both support the Masterplanning process and give greater surety to communities, the development industry and allow the Council to plan for future service provision, a number of sites will be taken forward as Supplementary Guidance.

This process will involve the adoption of relevant Development Frameworks, Masterplans and Planning Briefs to ensure compliance with local and national planning objectives. At a national level, within Scottish Planning Policy and National Planning Framework 3, particular emphasis has been placed on Sustainability and Placemaking, and this is reflected in the Masterplanning process. The Scottish Governments Planning Advice Note 83: Masterplanning, says that masterplanning is essential in the delivery of sustainable, successful and better places.

At a regional and local level, the Aberdeen City and Shire Strategic Development Plan and the Aberdeen Local Development Plan reinforce these national objectives and translate them into local policies.

The Aberdeen Masterplanning Process (Technical Advice Note) outlines an integrated approach to 'placemaking' and sets out the Council's procedure for producing placemaking guidance "Masterplans". All Masterplans must address the 4 key themes of Context, Identity, Connection and Communication. The Masterplanning Process aims to ensure developments set out their vision for the site and consider amongst other things the sites context, access and connectivity, design principles, phasing and delivery. Masterplans are also required to identify infrastructure deficits and show how these will be addressed.

Where considered appropriate, we would also intend to take forward as Supplementary Guidance any revisions or further phased Masterplans that may emerge for these sites over the lifetime of the Local Development Plan.

- City Centre Development Framework – retain as SG pending approval of the City Centre Masterplan and Delivery Programme.
- Countesswells Development Framework and Phase 1 Masterplan
- Dubford Development Framework
- Former Davidson's Mill Development Framework and Masterplan
- Forresterhill Development Framework
- Friarsfield Development Framework
- Grandhome Development Framework
- Greenferns Development Framework and Masterplan
- Kingswells Development Framework and Phase 1 Masterplan (Prime 4)
- Kingswells Prime Four Business Park, Phases Two and Three
- Loirston Development Framework

- Maidencraig Masterplan
- Newhills Development Framework
- Oldfold Development Framework and Masterplan
- Persley Den Masterplan
- Stoneywood Development Framework and Masterplan
- West Huxterstone Masterplan

New Masterplans and/or Development Frameworks for the following developments will be adopted as Supplementary Guidance.

- City Centre Masterplan and Delivery Programme
- Aberdeen Harbour at Nigg Bay (OP62)
- Existing AECC Site at Bridge of Don (OP13)
- New AECC Site at Rowett North (OP19)
- Prime 4 Business Park Phase 5 Extension (OP63)

All other Masterplans and planning briefs will be taken forward as Local Planning Advice.



## Appendix 5 – Supplementary Guidance

Historically our Supplementary Guidance has been published as separate documents on individual topics. For ease of reference and to avoid a great deal of repetition we will bring these together into a document suite which will order each separate Supplementary Guidance into related topic areas. Each individual Supplementary Guidance does, however, stand alone and if it requires amendment or updating during the lifetime of the Local Development Plan, we will consult on the individual Guidance, rather than the whole document suite. The individual Supplementary Guidance will be ordered under the following broad topic areas reflected in the Local Development Plan.

### Townscape and Landscape

- Supplementary Guidance Landscape
- Supplementary Guidance Windows and Doors
- Supplementary Guidance Stone Cleaning
- Supplementary Guidance Shopfronts and Signs
- Supplementary Guidance Big Buildings
- Supplementary Guidance Temporary Buildings
- Supplementary Guidance Energetica

### Modifications to Existing Buildings and Curtilages

- Supplementary Guidance Householder Development Guide
- Supplementary Guidance Curtilage Splits and Redevelopment
- Supplementary Guidance Conversion of Buildings in the Countryside

### City Centre

- Supplementary Guidance City Centre Masterplan and Delivery Programme

### Businesses

- Supplementary Guidance Harmony of Uses
- Supplementary Guidance Serviced Apartments
- Supplementary Guidance Hierarchy of Centres
- Supplementary Guidance Union Street Frontages
- Supplementary Guidance Children's Nurseries

### Housing and Planning Obligations

- Supplementary Guidance Planning Obligations
- Supplementary Guidance Affordable Housing
- Supplementary Guidance Gypsy Traveller Sites

### Transport and Infrastructure

- Supplementary Guidance Transport and Accessibility
- Supplementary Guidance Air Quality
- Supplementary Guidance Noise

### Natural Environment

- Supplementary Guidance Natural Heritage
- Supplementary Guidance Open Space
- Supplementary Guidance Trees and Woodland
- Supplementary Guidance Flooding and Drainage

### Resources

- Supplementary Guidance Resources for New Development
- Supplementary Guidance Wind Turbine Development
- Supplementary Guidance Energy Mapping

The following Guidance will be taken forward as Technical Advice Notes or Local Planning Advice.

- Aberdeen Masterplanning Process
- Design Review Panel
- Design Statements
- Traditional Building Care
- Travel Plan Guidance
- Open Space Design Guide
- Retail Impact Assessments
- Aberdeen Airport Safeguarding
- Conservation Area Character Appraisals and Management Plan
- Renewable Energy in the Historic Environment

## Appendix 6 - Schedule of Council Owned Land

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

All site sizes are approximate.

Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
Proposed Greenfield Development under Aberdeen City Council ownership	
<b>Altens East/Doonies.</b> Site for a materials recycling facility/an aerobic digestion or in-vessel composting facility and/or a transfer station. Aberdeen City Council's ownership extends to 2.85ha. Grid Reference NJ963031.	OP54
<b>Auchmill Golf Course, Greenferns.</b> Layout and replacement of southern holes adjacent to Howes Road at Auchmill Golf Course. Aberdeen City Council's ownership extends to 4ha. Grid Reference is NJ893086.	OP26
<b>East Woodcroft.</b> Land North-East of Middleton Park. Western perimeter of the site meets Jesmond Drive, with the B997 meeting the East of the site. Aberdeen City Council's ownership of the site extends to 2.85ha. Grid Reference NJ928121.	OP8
<b>Greenferns Landward.</b> Land at Newhills, to the West of Bucksburn and approximately 800m North West of Bucksburn House. Aberdeen City Council's ownership of the site extends to 70ha. Grid Reference NJ880091.	OP22
<b>Greenferns Strategic Housing Land Reserve.</b> Land at Greenferns. Site is West of Northfield (Davidson Drive), North of Sheddocksley playing fields and South of Bucksburn House. Aberdeen City Council's ownership site extends to 77.4ha; this does not include land at Bucksburn House. Grid Reference NJ894083.	OP33
<b>Grove Nursery, Hazlehead.</b> Following a Council resolution part of this site could be identified for social enterprises specialising in nursery, horticulture and/or allotments and other associated uses. Aberdeen City Council's ownership extends the whole site, 5.7ha. Grid Reference NJ899054.	OP49

Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
<b>Loirston. Land at Loirston Loch.</b> Site is West of Loirston Loch and East of the A90. Aberdeen City Council's ownership of the site extends to 26.85ha. Grid Reference NJ935012. <b>Calder Park</b> Council ownership also extends to land within the Loirston site. Site is West of Wellington Circle and east of Redmoss Road. The land under Aberdeen City Council's ownership covers Calder Park and extends to 15.27ha. Grid Reference NJ941022.	OP59 & OP61
<b>Maidencraig North.</b> Land at Sheddocksley/Maidencraig. Site is West of Sheddocksley (Lewis Road) and North of the Lang Stracht. The site extends 500m West of Lewis Road and Aberdeen City Council's ownership is 5.98ha in total. Grid Reference NJ886071.	OP32
<b>Woodside.</b> Site identified for 400 residential homes and sports facilities. Aberdeen City Council's ownership is bounded by the railway to the south, an unnamed access road to the north, electricity sub station to the east and as far as the sports pavilion to the west. The total ownership extends to 3.92ha. Grid Reference is NJ915092.	OP25
Proposed Brownfield Development under Aberdeen City Council ownership	
<b>Aberdeen Beach South.</b> Site identified for Energy Futures centre. Informal grass area to the south of the Amusement Park on Wellington Road. Aberdeen City Council's ownership is 2.9ha. Grid Reference NJ954063.	OP83
<b>Aberdeen Exhibition and Conference Centre.</b> Site will become vacant with the development of the new AECC. Aberdeen City Council's ownership extends to the whole site, 23.36ha. Grid Reference NJ 948105	OP13
<b>Aberdon House.</b> Former Elderly persons home on Coningham Road, Tillydrone. Site identified in the Strategic Infrastructure Plan: Affordable Housing. Aberdeen City Council's ownership extends to 0.64ha. Grid Reference NJ934088.	OP72
<b>Balgownie Machine Centre.</b> Derelict land and buildings on Great Northern Road. The site is west of, and beside the Kittybrewster Depot. Aberdeen City Council's ownership extends to 0.20ha. Grid Reference NJ931078.	OP73
<b>Beach Esplanade (Jimmy Chung's)</b> Cleared brownfield site. Aberdeen City Council's ownership extends to the whole site, 0.2ha. Grid Reference NJ953066	OP106
<b>Braeside Infant School on Braeside Place.</b> Aberdeen City Council's ownership extends to 1.04ha. Grid Reference NJ911041.	OP39

Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
<b>Burnside Centre.</b> Former day care centre Aberdeen City Council's ownership is 1.2ha in total. Grid Reference NJ	OP37
<b>Cove</b> Two small parcels of land in the northern part of the site. Aberdeen City Council's ownership extends to 0.16ha. Grid Reference NJ944018.	OP56
<b>Craighill Primary School, Kincorth</b> bordered by Hetherwick Road, Gardner Road and Gardner Drive. Aberdeen City Council's ownership extends to 0.86ha. Grid Reference NJ930029.	OP57
<b>Cults Pumping Station.</b> Aberdeen City Council own the eastern part (allotments and car park) of the site to the north of the Cults Hotel and south of the Tennis Club. Ownership extends to 0.26ha. Grid Reference NJ895031.	OP40
<b>Dubford Community Facilities.</b> Available for community facilities, local shops etc. Ownership extends over the whole site, 2.46ha. Grid Reference NJ941120	OP4
<b>Denburn and Woolmanhill.</b> Aberdeen City Council owns the western part of this site, the Denburn car park. The eastern part of the site, Woolmanhill Hospital is not owned by the Council. Aberdeen City Council's ownership to the west extends to 0.77ha. Grid Reference NJ936064.	OP81
<b>Denmore Road</b> Parcel of land to the east of Denmore Road. Site is playing fields at present. Aberdeen City Council's ownership extends to the whole site, 4.56ha. Grid Reference NJ945115.	OP75
<b>East Altens and Doonies.</b> Parcel of land to the east of Altens Industrial Site. Aberdeen City Council's ownership extends to 2.9ha. Grid Reference NJ963031	OP54
<b>Former Balgownie Primary School on Tarbothill Road.</b> Aberdeen City Council's ownership extends to 0.71ha. Grid Reference NJ936098.	OP6
<b>Former Bankhead Academy on Bankhead Avenue.</b> Aberdeen City Council's ownership extends to 2.7ha. Grid Reference NJ981102.	OP14
<b>Former Carden School situated on Gordon Terrace, Dyce.</b> Aberdeen City Council's ownership extends to 0.37ha. Grid Reference NJ890127.	OP15
<b>Former Causewayend Primary School</b> located near Mounthooly Roundabout on the A96, Causewayend. Aberdeen City Council's ownership extends to 0.69ha. Grid Reference NJ939071.	OP76
<b>Former Kincorth Academy, located on Kincorth Circle.</b> Site will become surplus once new academy to the south of the city is built and operational. Aberdeen City Council's ownership extends to the whole site, 3.7ha. Grid reference NJ395031	OP105

Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
<b>Former Torry Nursery School, located on Oscar Road.</b> Non –operational at present. Aberdeen City Council's ownership extends to the whole site, 0.5ha. Grid Reference NJ946048	OP103
<b>Former St Peter's Nursery, Spital.</b> Aberdeen City Council's ownership extends to 0.09ha. Grid Reference NJ939077.	OP92
<b>Former Summerhill Academy site on Stronsay Drive.</b> Aberdeen City Council's ownership extends to 3.28ha. Grid Reference NJ902066.	OP93
<b>Granitehill.</b> Store for art collection during the refurbishment of Aberdeen Art Gallery. Aberdeen City Council ownership extends over whole site, 0.7ha. Grid Reference 907084	OP35
<b>Greenfern Infants School,</b> now redundant. Springhill Road meets the perimeter of the site to the east, Maidencraig Place to the south and Sheddocksley Road to the West. Aberdeen City Council's ownership extends to 0.91ha. Grid Reference NJ897069.	OP27
<b>Haudagain Triangle.</b> Land for road improvements and proposed retail use. Aberdeen City Councils ownership extends to, Xha. Grid Reference is NJ912090.	OP65
<b>King Street/Beach Esplanade</b> Land identified by Council resolution for a Mosque. Site is south of the River Don. Aberdeen City Council's ownership extends to 1.96ha. Grid Reference is NJ946092.	OP85
<b>Marischal Sqaure, Broad Street, Aberdeen.</b> Aberdeen City Councils ownership covers the whole site and extends to 0.9ha. Grid Reference is NJ942063.	OP91
<b>Manor Walk</b> Area of ground to the north of Manor Walk. Aberdeen City Council's ownership extends to 1.92ha. Grid Reference NJ908089.	OP66
<b>Milltimber Primary School,</b> located in Monearn Gardens. Aberdeen City Councils ownership extends to the whole site, 1.9ha. Grid Reference NJ862018	OP43
<b>Pittodrie Park.</b> Part of Aberdeen Football Clubs car park, north of Pittodrie. Aberdeen City Council's ownership extends to 0.19ha. Grid Reference NJ946077.	OP87
<b>Smithfield Primary School</b> located on Smithfield Drive. Aberdeen City Council's ownership extends to 2.27ha. Grid Reference NJ914084.	OP89
<b>St Machar Primary School,</b> former primary school located on Coningham Road, Tillydrone. Aberdeen City Council's ownership extends to 1.01ha. Grid Reference NJ934087.	OP90
<b>Stationfields, Cove.</b> Aberdeen City Council owns a small parcel of land located to the East of Coast Road. Grid Reference NJ953015.	OP58

Description of land owned by the planning authority.	Opportunity Site Reference. (Sites shown on Proposals Map. Details in Appendix 2 and Action Programme).
<b>Tillydrone Primary School (site of).</b> Land is now vacant and is located on Harris Drive, Tillydrone. Site identified in the Strategic Infrastructure Plan: Affordable Housing. Aberdeen City Council's ownership extends to 2.11ha. Grid Reference NJ933087.	OP94
<b>The Waterfront, Torry.</b> Aberdeen City Council's site ownership extends to 1.74ha. Grid Reference NJ954052.	OP99
<b>Victoria Road School, Victoria Road.</b> Aberdeen City Council's ownership extends to 0.67ha. Grid Reference NJ954051.	OP97