

Aberdeen Local Development Plan SEA Environmental Report (Proposed Plan)

PART 1

To [Sea.gateway@scotland.gsi.gov.uk](mailto:Sea.gateway@scotland.gsi.gov.uk)

PART 2

An SEA Environmental Report is attached for the plan entitled

Aberdeen Local Development Plan 2017

The Responsible Authority is:

Aberdeen City Council

PART 3

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Date

16 November 2016

# Non-Technical Summary

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

## **Purpose of this Environmental Report and Key Stages**

We (Aberdeen City Council) have written this Environmental Report (“the report”) for the Aberdeen Local Development Plan 2017 (LDP) under the Environmental Assessment [Scotland] Act 2005. The process taken to write this report is called Strategic Environmental Assessment (SEA). The reason for undertaking SEA is to address all the effects that the LDP will have on the environment. The overall aim of the process is to protect the environment. Throughout this SEA process we have taken the views of others (including the public and key agencies) into account before coming to final decisions.

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

### *1. Pre-screening*

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

### *2. Screening*

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

### *3. Scoping*

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

### *4. Environmental Report*

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

take into account the full content and detail of the Proposed LDP, as well as the outcome of public consultation on the interim environmental report. The finalised Environmental Report sits with the **Proposed** LDP and Supplementary Guidance. As a result of the consultation into the Proposed Plan and the Examination of the Proposed Plan, the SEA was revisited to take into account any further comments received by Key Agencies and modifications outlined by the Reporters'. Sites and policies were reassessed where required and no significant environmental impact was noted from the modifications.

#### *5. Post-adoption Statement*

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

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

#### **Description of the Proposed Plan**

The Proposed Plan forms Aberdeen City Council's settled view on the content of the next LDP (set to be adopted in 2017).

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

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

#### **Context of the Proposed Plan**

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

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

- Climate and water
- Plant and animal life on the land and in the water

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

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

### **State of the Environment in Aberdeen**

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

The challenges we must deal with through this Plan:

- We have serious air quality problems in Aberdeen. The increasing number of cars, trucks and vehicles that pass through the City worsens this;
- we burn a lot of fuel to heat our homes and to drive our cars. This is releasing more CO<sub>2</sub> into the air and causing our carbon and ecological footprints to rise;
- future climate change will affect how much water we will have and how stable our soils will be;
- petrol stations, factories, and other industries have all affected how good or bad our soil and water is;
- how we deal with waste also affects our soils, water and climate;
- Aberdeen is rich in cultural heritage and landscape, but the houses we have built in the past are putting pressure on these resources;
- new buildings are putting pressure on animal and plant life (biodiversity);
- when we have good parks or open spaces, people will want to build and live around them;
- increasing house prices and private rents; and
- the make up of the population is an issue that needs to be considered for future development. For example, there are a range of ages living in Aberdeen, but because we are living longer there will be an increased proportion of older people, and there is an increase in people coming to live here from other parts of the UK, Europe and the world.

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

## Assessment of Environment Effects

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

SEA Issue	Impact of the Local Development Plan
<b>Air and Climatic factors</b>	We found that the effects of the plan on the environment are mixed (i.e. positive, negative & neutral). Building new homes and workplaces will mean more vehicles on the roads which emit greenhouse gases. On the other hand, the plan also includes policies to help promote sustainable modes of transport such as walking and cycling. Development on existing green space may also increase surface water run-off, and increase vulnerability to flooding.
<b>Water</b>	The overall effects of the plan on water are negative, because all new development requires more water be taken from the River Dee. Some developments also physically impact on watercourses themselves and may result in pollution of streams and burns. On the other hand, the plan includes policies to promote water-saving technologies in buildings. (Please see the Habitats Regulation Assessment of the Aberdeen City Local Development Plan and page 31 of the Aberdeen City and Aberdeenshire Strategic Development Plan).
<b>Soil</b>	When we build houses, shops, places of work and roads, the soil on which we put these buildings up can be damaged. Increased waste will lead to more landfill, which pollutes the soil. However, the development of contaminated sites will benefit soil because it will have to clean up the pollution.
<b>Biodiversity (flora and fauna)</b>	The overall effects of the plan on plants and animals are very negative. Because if we develop 36,000 new houses in Aberdeen, some of these must be on greenfield sites. Development on greenfield sites may destroy the places where plants and animals are found. The River Dee is the home to special fish and animals and development may harm them.
<b>Population and Health</b>	The overall effects of the plan on people are positive, because it provides for attractive, warm and affordable homes in pleasant places for people to live, and also encourages the development of new employment opportunities. However, traffic from new development and other polluting uses make air quality worse and it may have a negative affect on human health.
<b>Cultural Heritage</b>	We found that the effects of the plan on special or old buildings are mixed (i.e. positive, negative & neutral). Policy protects these buildings from damage or loss in all but the most exceptional circumstances, meaning

	negative effects are likely to be very small. Design policies will help to make the impact small.
<b>Landscape</b>	The overall effects of the plan on our surroundings are mixed, some positive and others negative. Development that can be seen from lots of places can have negative affects on views and scenery.
<b>Material Assets</b>	The overall effect of the plan on the creation of new buildings, facilities, infrastructure and equipment is very good.

**Section 6** of the main report describes in more detail how we approached the assessment of environmental effects. **Appendices 4, 5, 6, 7, 8 and 9** contain summaries of the detailed assessments for each aspect of the plan.

### Mitigation Measures

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

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

<b>Population and Health</b>	We will encourage the provision of services, jobs, houses and facilities that cater for all sectors of society, old and young. We will avoid building where there are risks to health like areas of bad air quality or smell.
<b>Cultural Heritage</b>	We will look to protect our most valued features wherever possible and encourage good design in new developments so they do not affect the setting of existing special buildings.
<b>Landscape</b>	We will look to protect our most valued landscapes and landscape features and encourage good master planning and design. We will not build on the areas that are easily seen from lots of different places.
<b>Material Assets</b>	We will make sure that roads, schools, hospitals, utilities and jobs required for new developments are put in place. We would make sure that the plan supports all of this.

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

### **Monitoring**

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

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

# Environmental Report

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## 1. Introduction

The purpose of the Environmental Report is to address all the effects that the Aberdeen Local Development Plan (LDP). The report has been written under the Environmental Assessment (Scotland) Act 2005.

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

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

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

The comments received as part of the 12 week public consultation, which ran from 20 March 2016 to 1 June 2016, on the Proposed Plan and Interim Environmental Report were analysed and modifications made. The Reporters Report in the Examination of the Proposed Plan outlined a number of recommended modifications. Having considered the Reporters' modifications and updated the Environmental Report it is considered that none of the modifications are likely to have significant effects on the environment when considering the overall effects of the Plan. Changes have been outlined in section 3.

- **Section 2** tabulates the key facts about the LDP;
- **Section 3** describes the SEA process to date;
- **Section 4** offers a brief description of the content of the Plan, including its vision and objectives, policies, site allocations and Supplementary Guidance documents;



- **Section 5** outlines the context for the Plan, including other relevant plans, policies and strategies (PPS) and environmental protection objectives, baseline data describing the current state of the environment and environmental problems in Aberdeen;
- **Section 6** describes the scope and level of the assessment and explains the assessment framework that was used. It also contains an assessment of the cumulative effects of the plan on the environment;
- **Section 7** provides an overview of the mitigation measures proposed to address the negative effects of the plan on the environment;
- **Section 8** sets out how we intend to monitor these effects; and
- **Section 9** sets out the 'next steps' for the SEA process.

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

## 2. Key Facts Relating to the LDP Proposed Plan

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

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

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

### 3. SEA Activities to Date

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

**Table 3a: SEA Activities to Date**

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

effects, firming monitoring measures and strategic flood risk assessment.		
	Supplementary Guidance and revised final Environmental Report January 2015	Environmental Report will be updated to include assessment of Supplementary Guidance, and any changes as a result of committee.
Public consultation on Proposed Plan, Supplementary Guidance and Environmental Report. Notification/publicity action	Public consultation period planned ran from 20 March – 01 June 2015	Feedback from SNH, SEPA, Historic Scotland, and the New Aberdeen Mosque and Community Centre Project considered and taken into account (see Table 3c).
Examination, Modification and Adoption of LDP 2016, post-adoption statement	Examination of Proposed Plan November 2015 – September 2016. Modification of the Proposed Plan September – November 2016 Adoption of the Plan – expected January 2017	Reassessed SEA with regard to Reporters' modifications. (See Table 3d.)

**Table 3b: Comments from Key Agencies on Scoping Report, consultation May 2013**

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

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

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

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



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

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

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

**Table 3c: Comments from Key Agencies and Public on Environmental Report, consultation from 20 March – 1 June 2015**

Organisation	Section	Comment	Aberdeen City Council Response
<b>Scottish Natural Heritage</b>	Table Assessment of Environmental Effects, page 5	<ul style="list-style-type: none"> <li>The sentence which reads, “The overall effects of the plan on water are negative, because all new development requires more water to be taken from the River Dee...” The implication of this is that the issue needs to be addressed as part of the Habitats Regulations Appraisal (HRA) of the LDP in respect of the River Dee Special Area of Conservation (SAC). It would be helpful to include a reference here to the HRA appraisal, and possibly also to the relevant section of the City &amp; Shire SDP (page 31).</li> </ul>	<ul style="list-style-type: none"> <li>Reference has been made to the Habitats Regulation Appraisal and to page 31 of the Aberdeen City and Aberdeenshire Strategic Development Plan . See Table: Assessment of Environmental Effects.</li> </ul>
	Table 7.a Significant Effects of the Plan and Mitigation Measures, Biodiversity	<ul style="list-style-type: none"> <li>Under “mitigation/enhancement measures”, reference should also be made to the Supplementary Guidance on the Natural Environment regarding invasive non-native species (INNS) as a means to mitigate the potential spread of INNS that may otherwise be caused by development, to the detriment of protected areas, protected species, general biodiversity and people.</li> </ul>	<ul style="list-style-type: none"> <li>Reference has been made to the relevant Supplementary Guidance. See Table 7a: Significant Effects of the Plan and Mitigation.</li> </ul>
	Table 7.a Significant Effects of the Plan and Mitigation Measures, Water	<ul style="list-style-type: none"> <li>Regarding the sentence “All new development will increase the need to abstract water from the River Dee...” As above, the implication of this is that the issue needs to be addressed as part of the Habitats Regulations Appraisal (HRA) of the LDP in respect of the River Dee (SAC). It would be helpful to include a reference here to the HRA appraisal, and possibly also to the relevant section of the City &amp; Shire SDP (page 31).</li> </ul>	<ul style="list-style-type: none"> <li>Reference has been made to the Habitats Regulation Appraisal and to page 31 of Aberdeen City and Aberdeenshire Strategic Development Plan . See Table 7a: Significant Effects of the Plan and Mitigation Measures.</li> </ul>
	Table 7.a Significant Effects of the Plan and Mitigation Measures, Water	<ul style="list-style-type: none"> <li>Regarding the sentence “Acceptable rates of water abstraction from the Dee are agreed between SEPA and Scottish Water.”, with regard to water abstraction affecting the River Dee SAC, we recommend that consideration is given to including Scottish Water (as well as SEPA) as one of the parties responsible for mitigation. This is because they are responsible for water abstraction and so could be expected to monitor compliance with the relevant water abstraction license(s) for the SAC.</li> </ul>	<ul style="list-style-type: none"> <li>Scottish Water have been added to the list of parties involved. See Table 7a: Significant Effects of the Plan and Mitigation Measures.</li> </ul>
		<ul style="list-style-type: none"> <li>Mitigation - In relation to the proposed mitigation, it would be appropriate to add the requirement for HRA (and likely EIA) for master-planning and through the DM and Planning Agreements processes as part of mitigation to avoid adverse effects on the integrity of the River Dee SAC.</li> </ul>	<ul style="list-style-type: none"> <li>Text has been added regarding this matter. See Table 7a: Significant Effects of the Plan and Mitigation Measures.</li> </ul>
		<ul style="list-style-type: none"> <li>Notwithstanding the above, the Council will need to be able to confirm, based on up-to-date (and predicted for the levels of proposed development) water abstraction levels information (sourced from Scottish Water) and compliance with licensed abstraction (sourced from SEPA) that any proposed changes in abstraction that would arise from the proposed development allocations is still as described at the time the SDP was drawn up and remains achievable without having an adverse effect on the integrity of the SAC.</li> </ul>	<ul style="list-style-type: none"> <li>Aberdeen City Council met with and wrote to Scottish Water asking if they could address concerns over the amount of proposed development in both Aberdeen City and Aberdeenshire and the possible impact this may have on licenced water abstraction levels from the River Dee. Scottish Water confirmed in writing that taking into consideration all proposed developments in the two LDP’s, the amount of water required from the River Dee is forecast to still fall</li> </ul>

			below the current volume that Scottish Water is licensed to abstract. SHN confirmed by email that they are satisfied with this approach and that the LDP will not adversely affect the integrity of the sites listed in this assessment.
	Table 7.a, significant effects of plan and mitigation measures; Soil, Ground contamination	<ul style="list-style-type: none"> <li>With regard to “Mitigation/Enhancement measures” we find the second bullet point confusing, as we would consider that development on a landfill site is likely to be a planning (and potentially EIA) matter. Clarification of what is meant by this second bullet point would therefore be useful.</li> </ul>	<ul style="list-style-type: none"> <li>The second point relates to the digging out of the contaminated site, this would be subject to strict guidelines with are not within planning legislation. Text has been amended to be clearer. The potential requirement for an EIA has been noted. See Table 7a: Significant Effects of the Plan and Mitigation Measures</li> </ul>
		<ul style="list-style-type: none"> <li>We note the proposed mitigation (via the Plan policy) in relation to “Peat Soils”, but advise that it does not appear to follow Scottish Planning Policy concerning development on carbon rich soils, peat and peatland habitats. SPP paragraph 205 does not prohibit development on peat and carbon rich soils, but refers to assessment and minimisation of carbon dioxide release. Further consideration will be required to align the SEA (and LDP policy) with SPP, and then what that would mean for the SEA</li> </ul>	<ul style="list-style-type: none"> <li>During examination of the Proposed Plan the Reports Unit outlined proposed modifications to Policy NE8. These were accepted at modification stage and additional text was added to Policy NE8. Policy NE8 was reassessed. See Appendix 7.</li> </ul>
	Table 8a: Monitoring Plan, Biodiversity, Impact on water quality of the River Dee and on its qualifying features	<ul style="list-style-type: none"> <li>With respect to “When should remedial action be taken”, we recommend adding a measure that remedial action will also be required should the level of water abstraction come close to or exceed the licensed abstraction volume. This is so that future development can be appropriately managed to avoid an adverse effect on the integrity of the River Dee Special Area of Conservation (SAC).</li> </ul>	<ul style="list-style-type: none"> <li>Aberdeen City Council received an email from SNH on 27 July 2015 confirming they were satisfied the Proposed Sites in both the Aberdeen Local Development Plan and Aberdeenshire Local Development Plan remains acceptable. Should this change acceptable rates of water abstraction should be agreed between Scottish Water and SEPA.</li> </ul>
		<ul style="list-style-type: none"> <li>With respect to “who is responsible for undertaking monitoring?” we recommend that consideration is given to including Scottish Water (as well as SEPA) as one of the parties responsible for monitoring. This is because they are responsible for water abstraction and so could be expected to monitor compliance with the relevant water abstraction license(s) for the SAC.</li> </ul>	<ul style="list-style-type: none"> <li>Text has been added regarding this matter. See Table 8a: Monitoring Plan</li> </ul>
		<ul style="list-style-type: none"> <li>With respect to “where will information be obtained from?”, We recommend adding water abstraction data from Scottish Water and SEPA’s monitoring results to the list of information sources.</li> </ul>	<ul style="list-style-type: none"> <li>Text has been added regarding this matter. See Table 8a: Monitoring Plan</li> </ul>
		<ul style="list-style-type: none"> <li>With respect to “when should remedial action be considered?”, we recommend adding a measure that remedial action will also be required should the level of water abstraction come close to or exceed the licensed abstraction volume. This is so that future development can be appropriately managed to avoid an adverse effect on the</li> </ul>	<ul style="list-style-type: none"> <li>Text has been added regarding this matter. See Table 8a: Monitoring Plan</li> </ul>

		<p>integrity of the River Dee Special Area of Conservation (SAC). This is because too much abstraction could negatively affect water quality (as well as quantity) within the SAC, which would affect the qualifying interests of the SAC.</p> <ul style="list-style-type: none"> <li>[On a minor point, the correct terminology for the interests of Natura sites are “qualifying interests” (not qualifying features).</li> </ul>	
	Appendix 4, 4b, OP 52 Malcolm Road, Peterculter and OP 109 Woodend, Peterculter	<ul style="list-style-type: none"> <li>The SEA states that “the majority of the site is designated as SNH Ancient Woodland, although it has been felled this designation remains valid”. We do not believe this to be the case - we understand that approximately 80% of the site remains as woodland as at May 2015.</li> <li>The mitigation/enhancement identified is to apply LDP policies on protection of trees and woodland.</li> <li>As around 80% of the site is woodland, if the policies on protection of trees and woodland are applied, we suggest that most of this site is unsuitable for development.</li> <li>The SEA divides OP109 into two sites and for one, identifying that the majority of the site is covered by the “ancient woodland designation”. It identifies the need for mitigation as per policy NE8 but should also refer to policy NE5, trees and woodland. If the policies on protection of trees and woodland are applied, we suggest that most of this part of the site is unsuitable for development.</li> </ul>	<ul style="list-style-type: none"> <li>The Malcolm Road site is designated Ancient Woodland. The site was chosen as a preferred option during a Council meeting on 12 November 2013 in regard to the local development plan main issues report. The primary reason being it provided further housing opportunities and would help support the local primary school. Site OP109 was inserted into the local development plan at a Council meeting of 28 October 2015. The primary reason being the site will promote and protect local facilities.</li> <li>Both sites were subject to examination. The Reporter Report removed the area of woodland from both sites, thereby reduced the size of both sites. The modifications were acceptable. Both OP52 and OP109 have been reassessed and mitigated. See Appendix 4b.</li> </ul>
	Appendix 4, 4b, OP 62 Aberdeen Harbour expansion Nigg Bay	<ul style="list-style-type: none"> <li>Under biodiversity, consideration of the potential impacts on Atlantic salmon and fresh water pearl mussel needs to be added (as interests of the River Dee SAC), as well as impacts on grey seals of the Isle of May SAC and Berwickshire and North Northumberland Coast SAC, and harbour seals (a protected species). As mitigation, impacts on these interests should be considered in the HRA and EIA for the proposed development when it comes forward. (We understand that the Harbour Authority are aware of the connectivity to the SACs and so should be taking them into account when considering options for the harbour expansion. The HRA for the harbour expansion should therefore ensure that development avoids an adverse effect on the integrity of the Natura sites, and avoids an adverse effect on the population of harbour seals.)</li> </ul>	<ul style="list-style-type: none"> <li>Consider Atlantic salmon, fresh water pearl mussel, grey seals of the Isle of May SAC and Berwickshire and North Northumberland Coast SAC, and harbour seals. Site OP62 has been reassessed and mitigated. See Appendix 4b.</li> </ul>
<b>Scottish Environment Protection Agency</b>	Policies, opportunity sites and supplementary guidance.	<ul style="list-style-type: none"> <li>We consider that the policies, opportunity sites and supplementary guidance are clearly assessed and we welcome this approach.</li> </ul>	<ul style="list-style-type: none"> <li>Noted and welcomed</li> </ul>

	PPS and background data of Section 5	<ul style="list-style-type: none"> <li>We consider that the PPS and baseline data listed in Section 5 provide a good background for the plan-making process.</li> <li>We are pleased to note that although the ER only addresses those aspects of the plan which are considered to have significant negative effects on the environment, the issues of construction impacts and impacts on carbon rich soils including peat have been addressed.</li> </ul>	<ul style="list-style-type: none"> <li>Noted and welcomed</li> </ul>
	Scope and level of the assessment and the assessment framework	<ul style="list-style-type: none"> <li>We consider that the scope and level of the assessment and the assessment framework provided in the Environmental Report allows us to understand how the conclusions were drawn. We welcome the inclusion of a column detailing site history for all site allocations in the Proposed Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Noted and welcomed</li> </ul>
	OP1, OP31 and OP80	<ul style="list-style-type: none"> <li>We have requested text is added highlighting the need for flood risk assessments for certain sites where this is not currently identified (OP1, OP31 and OP80). We therefore request that the Finalised Environmental Report includes this in the site assessments. We consider that we are able to accept the principle of development on flood risk grounds for all the Opportunity Sites.</li> </ul>	<ul style="list-style-type: none"> <li>The amendments to the plan suggested by SEPA to mitigate the flood risk have been accepted and the plan will include these. No significant changes will result from this modification. Sites OP1, OP31 and OP80 have been reassessed and mitigated. There are no significant impacts. See Appendix 4b and 5b</li> </ul>
	Table 7a	<ul style="list-style-type: none"> <li>We welcome how you have outlined the identified mitigation and now this will be achieved in Table 7a (page 42) including who is responsible for undertaking mitigation.</li> </ul>	<ul style="list-style-type: none"> <li>Noted and welcomed</li> </ul>
	Table 7a	<ul style="list-style-type: none"> <li>We note that under ‘Impacts on Watercourses and Waterbodies’, reference to watercourses could be removed and the mitigation/ enhancement measures should not just refer to impacts on watercourses but on waterbodies which include wetlands and groundwater dependent terrestrial ecosystem.</li> <li>We have suggested additional wording in Policy NE6 and NE8 and Supplementary Guidance – Natural Heritage, if incorporated, this should be referenced here.</li> </ul>	<ul style="list-style-type: none"> <li>Text modified to reflect waterbodies.</li> <li>Policy NE6 and NE8 were subject to examination and the Reporters outlined modifications to the text of each policy. Both policies were reassessed and mitigated. There were no significant impacts due to the modified text.</li> </ul>
	Table 7a	<ul style="list-style-type: none"> <li>The mitigation/enhancement measures under Water – Pollution of Watercourses should reference Pollution of Waterbodies and could also include Policy NE8 and the requirement for a Construction Environmental Management Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Text modified. See Table 7a.</li> </ul>
	Table 7a	<ul style="list-style-type: none"> <li>We are content with the monitoring proposals as set out the Monitoring Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Noted and welcome</li> </ul>

	Table 7a	<ul style="list-style-type: none"> <li>We welcome that our previous comments on the environmental report accompanying the Main Issues Report have been acted upon and this response should be read in conjunction with our comments issued to that consultation. The updated environmental report clearly sets out the approach to the assessment and the detailed site assessments provided are particularly welcome. We also welcome the efforts that have been made in making the environmental report as understandable as possible. The language utilised helps in explaining the likely environmental effects of the plan and should benefit all readers.</li> </ul>	<ul style="list-style-type: none"> <li>Noted and welcome</li> </ul>
<b>Historic Scotland</b>	General comment	<ul style="list-style-type: none"> <li>We welcome that our previous comments on the environmental report accompanying the Main Issues Report have been acted upon and this response should be read in conjunction with our comments issued to that consultation. The updated environmental report clearly sets out the approach to the assessment and the detailed site assessments provided are particularly welcome. We also welcome the efforts that have been made in making the environmental report as understandable as possible. The language utilised helps in explaining the likely environmental effects of the plan and should benefit all readers.</li> </ul>	<ul style="list-style-type: none"> <li>Noted and welcome</li> </ul>
	Appendix 7	<ul style="list-style-type: none"> <li>We welcome the assessment for both the Historic Environment Policy and Our Granite Heritage Policy. As you will be aware, we have offered representations on these policies which aim to further clarify the wording but we are content that their context provides for a significantly positive effect on the historic environment.</li> </ul>	<ul style="list-style-type: none"> <li>Noted and welcome. Policy D5: Our Granite Heritage was subject to examination. The text has been modified and the policy subject to reassessment. No significant impacts have resulted. See Appendix 7.</li> </ul>
	General Site Comment	<ul style="list-style-type: none"> <li>As a general comment on the assessment, while noting that mitigation is required for those effects that are considered to be significant it is beneficial for those sites that have predicted negative effects (significant or otherwise) to offer mitigation. This is particularly beneficial where there is uncertainty regarding the likely effects, notably where a site is scored +/- . Forward thinking mitigation in this regard can help influence the plan and focus proposals to the positive side for the historic environment.</li> </ul>	<ul style="list-style-type: none"> <li>+/- does not indicate there is uncertainty; it indicates there are both positive and negative impacts.</li> </ul>
	<ul style="list-style-type: none"> <li>Appendix 4, 4b, OP63 Prime 4 Business Park Phase 5 Extension</li> </ul>	<ul style="list-style-type: none"> <li>We welcome the assessment of the potential effects on the Category C listed Quaker Burial Ground and the subsequent mitigation suggested. However, potential negative effects on the setting of the scheduled consumption dyke should also have been noted here.</li> </ul>	<ul style="list-style-type: none"> <li>The amendments suggested have been accepted. The site has been reassessed and mitigated. No significant changes will result from this modification. See Appendix 4b.</li> </ul>
	<ul style="list-style-type: none"> <li>Appendix 4, 4b, OP62 Nigg Bay</li> </ul>	<ul style="list-style-type: none"> <li>This proposed land use has the potential to have significant effects on the historic environment through the effect on the setting of the scheduled monument St Fitticks Church, the listed Girdleness Lighthouse as well as the potential for archaeological remains within the bay area.</li> </ul>	<ul style="list-style-type: none"> <li>The amendments suggested have been accepted. The site has been reassessed and mitigated. . No further significant changes will result from this modification. See Appendix 4b.</li> </ul>



	<ul style="list-style-type: none"> <li>Appendix 5, 5b, OP64 Former Ness Tip</li> </ul>	<ul style="list-style-type: none"> <li>There are a number of scheduled cairns in proximity to the development area. The proposal has the potential to impact on the setting of these sites. This should have been recorded in the assessment with mitigation options put forward.</li> </ul>	<ul style="list-style-type: none"> <li>The amendments suggested have been accepted. The site has been reassessed and mitigated. No further significant changes will result from this modification. See Appendix 5b.</li> </ul>
	<ul style="list-style-type: none"> <li>Appendix 5, 5b, OP102 George St/Crooked Lane</li> </ul>	<ul style="list-style-type: none"> <li>We are concerned with the reference within this assessment that “redevelopment is likely to result in the loss of a single Category C Listed Building”. We would therefore recommend that the starting point for delivering this site should consider the retention of the building.</li> </ul>	<ul style="list-style-type: none"> <li>Policy D4 and D5 both require the retention and appropriate reuse of buildings. Further to this modifications and demolition of listed buildings would have to satisfy criteria within SHEP ( as of 01 June 2016 - Historic Environment Scotland Policy Statement 2016). . The policies have a positive impact on the historic environment. The site has been reassessed and mitigated. No further significant changes will result from this modification. See Appendix 5b.</li> </ul>
	<ul style="list-style-type: none"> <li>Table 8a: Monitoring</li> </ul>	<ul style="list-style-type: none"> <li>You may wish to consider monitoring sites where negative or uncertain impacts on designations and their settings are predicted. It is also unclear why Scottish Civic Trust have been named as being partly responsible for monitoring the plan.</li> </ul>	<ul style="list-style-type: none"> <li>The reference to the Scottish Civic Trust recognises the Trusts objective number 5: its Awards and Commendations Scheme by which recognition is given to those who have contributed to the amenity of the city by means of... restoration and preservation of old buildings. The scheme is monitored by ACC to establish if any recent developments in the city have been awarded. The reference will be made clearer within Table 8a.</li> </ul>
<b>The New Aberdeen Mosque and Community Centre Project</b>	<ul style="list-style-type: none"> <li>Appendix 6</li> </ul>	<ul style="list-style-type: none"> <li>Detailed comments submitted regarding the SEA of site OP85: King Street/Beach Esplanade making counterarguments to the negative SEA scorings on Air, Water, Soil and Climate, Biodiversity.</li> </ul>	<ul style="list-style-type: none"> <li>The principle of development and the significant impact of development is assessed by the SEA. Many of the comments submitted relate to design details; the SEA does not assess this level of detail.</li> <li>The proposal will have a negative impact on air during the construction period through dust, due to vehicular access moving to and from the site, and post construction from people visiting the site.</li> <li>Water will be negatively impacted by the need to abstract water during the construction and servicing of the new development, and the potential to release</li> </ul>

			<p>water borne pollutants into the water course.</p> <ul style="list-style-type: none"> <li>• Soil will be sealed and compacted due to the development, and substances may be released during construction and climatic factors will include increased energy consumption. There may be a negative impact on biodiversity due to the loss of open space. Cultural heritage relates to the promotion protection and, where appropriate, enhancement the historic environment. There is no impact. Material Assets and Population is positive and will remain so. Impact on human health will be both positive and negative due to the causes stated in the SEA. No changes.</li> </ul>
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**Table 3d: Modifications sought by Reporters’ Report**

Policy / Site	Modification	Aberdeen City Council’s assessment of impact on SEA
<b>LR2: Delivery of mixed use communities</b>	<ul style="list-style-type: none"> <li>• Modification to table text, add paragraph and update text within policy LR2</li> </ul>	<ul style="list-style-type: none"> <li>• Policy reassess .No impact to the SEA due to modification Policy still ensures that large new greenfield housing release includes a mix of housing and employment. See Appendix 7.</li> </ul>
<b>Policy R2: Degraded and Contaminated Land</b>	<ul style="list-style-type: none"> <li>• Add sentence to end of policy</li> </ul>	<ul style="list-style-type: none"> <li>• Policy reassessed. No additional effect. Policy still requires that all degraded (including visually) or contaminated land is restored, reclaimed or remediated to a level suitable for its proposed use. See Appendix 7.</li> </ul>
<b>Policy D3: Big Buildings</b>	<ul style="list-style-type: none"> <li>• Add sentence to policy</li> </ul>	<ul style="list-style-type: none"> <li>• Policy and supplementary guidance reassessed. No additional effect. Policy still requires that big buildings must be a high quality design which complements or improves the existing site context. See Appendix 7 and Appendix 8.</li> </ul>
<b>Policy D4: Historic Environment</b>	<ul style="list-style-type: none"> <li>• Add sentence to policy, remove fourth paragraph and add text</li> </ul>	<ul style="list-style-type: none"> <li>• Policy reassessed. No additional effect. Policy still protects, conserves and enhances the historic environment; ensuring new development respects the character, appearance and setting of the historic environment. See Appendix 7.</li> </ul>
<b>Policy D5: Our Granite Heritage</b>	<ul style="list-style-type: none"> <li>• Reword third paragraph</li> </ul>	<ul style="list-style-type: none"> <li>• Policy reassessed. No additional effect. Policy still seeks the retention and appropriate re-use, conversion and adaptation of all granite features, structures and buildings. See Appendix 7.</li> </ul>

<b>Policy NC1: City Centre Development – Regional Centre</b>	<ul style="list-style-type: none"> <li>Add text to paragraph one and paragraph two.</li> </ul>	<ul style="list-style-type: none"> <li>Policy reassessed. No additional effect. Policy still encourages all major footfall-generating uses to locate in the City Centre, according to the sequential approach. See Appendix 7.</li> </ul>
<b>Policy NC2: City Centre Retail Core and Union Street</b>	<ul style="list-style-type: none"> <li>Reword criterion e</li> </ul>	<ul style="list-style-type: none"> <li>Policy reassessed. No additional effect. Policy still encourages all major retail developments to locate in the City Centre. See Appendix 7.</li> </ul>
<b>Policy NC3: West End shops and cafes</b>	<ul style="list-style-type: none"> <li>Reword criterion 4</li> </ul>	<ul style="list-style-type: none"> <li>Policy reassessed. No additional effect. Policy still protects the shops and cafes in the West End from change of use. See Appendix 7.</li> </ul>
<b>Policy NC4: Sequential Approach and Impact</b>	<ul style="list-style-type: none"> <li>Add text to paragraph one, paragraph three, four, five and eleven. Reword paragraph seven, and move paragraph eight.</li> </ul>	<ul style="list-style-type: none"> <li>Policy and supplementary guidance reassessed. No additional effect. Policy still encourages significant footfall generating development to be located within a designated centre. See Appendix 7 and Appendix 8.</li> </ul>
<b>Policy NC5: Out of Centre Proposals</b>	<ul style="list-style-type: none"> <li>Add text to paragraph one.</li> </ul>	<ul style="list-style-type: none"> <li>Policy reassessed. No additional effect. Policy still outlines out of centre proposals will only be permitted under certain circumstances. See Appendix 7.</li> </ul>
<b>Policy NC6: Town, District, Neighbourhood and Commercial Centres</b>	<ul style="list-style-type: none"> <li>Modify criterion 6</li> </ul>	<ul style="list-style-type: none"> <li>Policy reassessed. No additional impact. Policy still protects against change of use from retail to another use. See Appendix 7.</li> </ul>
<b>Policy I1: Infrastructure Delivery and Planning Obligations</b>	<ul style="list-style-type: none"> <li>Add text to paragraph three</li> </ul>	<ul style="list-style-type: none"> <li>Policy and supplementary guidance reassessed. No additional impact. Policy still provides guidance on developer contributions and infrastructure requirements according to masterplan zones. It provides a clear and concise guide to the contributions that each developer will be expected to pay to support new development. See Appendix 7.</li> </ul>
<b>Policy T5: Noise</b>	<ul style="list-style-type: none"> <li>Replace one word</li> </ul>	<ul style="list-style-type: none"> <li>Policy reassessed. No additional impact. Policy still aims to prevent conflict between noise generating developments, and noise sensitive uses. Protects Candidate Noise Management Areas and Candidate Quiet Areas from development that would lead to a deterioration of noise conditions. See Appendix 7.</li> </ul>
<b>Policy B2: Specialist Employment Areas</b>	<ul style="list-style-type: none"> <li>Add text</li> </ul>	<ul style="list-style-type: none"> <li>Policy reassessed. No additional impact. Policy still safeguards Class 4 Use within this zoning. See Appendix 7.</li> </ul>
<b>Policy B4: Aberdeen Airport</b>	<ul style="list-style-type: none"> <li>Modify text</li> </ul>	<ul style="list-style-type: none"> <li>Policy reassessed. No additional impact. Policy still protects the operational efficiency and safety of Aberdeen Airport and Perwinnes Radar, and ensures there is no conflict between the airport and other uses, in terms of safety, noise or amenity. See Appendix 7.</li> </ul>
<b>Policy B5: Aberdeen Harbour</b>	<ul style="list-style-type: none"> <li>Modify paragraph two.</li> </ul>	<ul style="list-style-type: none"> <li>Policy reassessed. No additional impact. Policy still aims to control development in the vicinity of the harbour, in order to protect the safety and efficiency of harbour operations. On land zoned for the harbour, there is a presumption in favour of harbour-related uses.</li> </ul>

		See Appendix 7.
<b>Policy NE3: Urban Green Space</b>	<ul style="list-style-type: none"> <li>Add text to criterion seven</li> </ul>	<ul style="list-style-type: none"> <li>Policy reassessed. No additional impact. Policy still protects parks, open space and recreational and sporting facilities. See Appendix 7.</li> </ul>
<b>Policy NE5: Trees and Woodlands</b>	<ul style="list-style-type: none"> <li>Add text to paragraph three, and a sentence to paragraph five</li> </ul>	<ul style="list-style-type: none"> <li>Policy reassessed. No additional impact. Policy still protects areas of trees and woodland from loss or damage through new development, and encourages tree planting in new development. See Appendix 7.</li> </ul>
<b>Policy NE8: Natural Heritage</b>	<ul style="list-style-type: none"> <li>Add text to second paragraph of Designated Sites, and modify third paragraph.</li> <li>Modify second paragraph of Protected Species</li> <li>Modify second paragraph of Carbon-rich Soils</li> <li>Add text to item 3</li> </ul>	<ul style="list-style-type: none"> <li>Policy reassessed. No additional impact. Policy still protects designated sites and outlines how they will be considered in the planning process. See Appendix 7.</li> <li>Policy reassessed. No additional impact. Policy still protects protected species and outlines how they will be considered in the planning process. See Appendix 7.</li> <li>Policy reassessed. No additional impact. Policy still protects carbon rich soils and outlines how they will be considered in the planning process. See Appendix 7.</li> <li>Policy reassessed. No additional impact. Policy still protects designated natural heritage sites, protected species and carbon rich soils, and considers how these will be considered through the planning process. See Appendix 7.</li> </ul>
<b>Policy NE6: Flooding, Drainage and Water Quality</b>	<ul style="list-style-type: none"> <li>Add text to second paragraph</li> </ul>	<ul style="list-style-type: none"> <li>Policy reassessed. No additional effect. Policy still restricts development in areas at risk of flooding and protects the capacity of the floodplain. See Appendix 7.</li> </ul>
<b>Policy NE7: Coastal Planning</b>	<ul style="list-style-type: none"> <li>Modify text in point four of the second paragraph</li> </ul>	<ul style="list-style-type: none"> <li>Policy reassessed. No additional effect. Policy still safeguards the undeveloped coast and protected species from inappropriate development. See Appendix 7.</li> </ul>
<b>Policy R7: Low and Zero Carbon Buildings, and Water Efficiency</b>	<ul style="list-style-type: none"> <li>Modify paragraph one</li> </ul>	<ul style="list-style-type: none"> <li>Policy and supplementary guidance reassessed. No additional effect. Policy still aims to reduce the impact of new development on the environment through the use of LZCGT. See Appendix 7.</li> </ul>
<b>OP3: Findlay Farm, Murcar</b>	<ul style="list-style-type: none"> <li>Change zoning from Specialist Employment to Business and Industry</li> </ul>	<ul style="list-style-type: none"> <li>Site reassessed. No impact to SEA. See Appendix 4b.</li> </ul>
<b>OP7: Aberdeen College Gordon Centre</b>	<ul style="list-style-type: none"> <li>Extend site to the west to include remainder of North East Scotland College landholding, Update Appendix 2 of the Plan.</li> </ul>	<ul style="list-style-type: none"> <li>The brownfield site was assessed after the proposed plan consultation. No additional effect. See Appendix 5b.</li> </ul>
<b>OP14: Bankhead Academy</b>	<ul style="list-style-type: none"> <li>Remove Bankhead School Lodge from the zoning. Update Appendix 2 of the Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Site reassessed. No additional effect. See Appendix b.</li> </ul>
<b>OP33: Greenferns</b>	<ul style="list-style-type: none"> <li>Remove green space network designation from land within and along the southern boundary</li> </ul>	<ul style="list-style-type: none"> <li>Site reassessed. Biodiversity impact is already significant. Removal of Green Space Network designation will not lessen this impact. See</li> </ul>

		Appendix 4b.
<b>OP111: Skene Road</b>	<ul style="list-style-type: none"> <li>Allocate 0.9 ha site for 15 homes. Update Appendix 2 of the Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Site previously assessed as a Bid at Main Issues Report Stage. Site reassessed. No additional effects. See Appendix 4b.</li> </ul>
<b>OP52: Malcolm Road</b>	<ul style="list-style-type: none"> <li>Reduce from 71 homes to 8 homes, and redraw boundary. Update references where required.</li> </ul>	<ul style="list-style-type: none"> <li>Site previously assessed at Main Issues Report Stage. Site boundary and number of proposed houses has been reduced. Site reassessed. Impact on biodiversity is less than previous proposal. See Appendix 4b.</li> </ul>
<b>OP108: Mid Anguston</b>	<ul style="list-style-type: none"> <li>Delete site. Update references where required.</li> </ul>	<ul style="list-style-type: none"> <li>Site previously assessed at Main Issues Report stage. Site is no longer an opportunity site and is classed as greenfield alternative. No additional effects. See Appendix 4c.</li> </ul>
<b>OP109: Woodend Peterculter</b>	<ul style="list-style-type: none"> <li>Redraw boundary to exclude ancient woodland to the south of the site. Update references where required.</li> </ul>	<ul style="list-style-type: none"> <li>Site reassessed. Impact on biodiversity is less than previous proposal. See Appendix 4b.</li> </ul>
<b>OP112: West of Contlaw Road</b>	<ul style="list-style-type: none"> <li>Allocate site for 10 homes. Update references where required.</li> </ul>	<ul style="list-style-type: none"> <li>Site previously assessed at Main Issues Report stage. Site reassessed. Mitigation measures included. See Appendix 4b.</li> </ul>
<b>OP113: Culter House Road</b>	<ul style="list-style-type: none"> <li>Allocate 2.4 ha site for 8 homes. Update references where required.</li> </ul>	<ul style="list-style-type: none"> <li>Site previously assessed as a bid during the Main Issues Report stage. Site reassessed. Mitigation measures included. See Appendix 4b.</li> </ul>
<b>OP114: Milltimber South</b>	<ul style="list-style-type: none"> <li>Allocate 11.5 ha site for 60 homes and 1,225 square metres of retail/office space. Update references where required.</li> </ul>	<ul style="list-style-type: none"> <li>Site previously assessed as a bid during the Main Issues Report stage. Site reassessed. Mitigation measures included. See Appendix 4b.</li> </ul>
<b>OP115: 34-40 Abbotswell Road</b>	<ul style="list-style-type: none"> <li>Allocate 1.05 ha site for residential use. Update references where required.</li> </ul>	<ul style="list-style-type: none"> <li>Site previously assessed as a bid during the Main Issues Report stage. Site reassessed. Mitigation measures included. See Appendix 5b.</li> </ul>
<b>OP66: Manor Walk, Middlefield</b>	<ul style="list-style-type: none"> <li>Remove caravan park from site OP66.</li> </ul>	<ul style="list-style-type: none"> <li>Site rolled over from 2012 ALDP. Previously assessed for Proposed Plan 2010. Site reassessed. Removal of caravan park from site will have no impact on the assessment. See Appendix 4b.</li> </ul>
<b>OP116: Froghall Terrace</b>	<ul style="list-style-type: none"> <li>Allocate 1.7 ha site for residential. Update references where required.</li> </ul>	<ul style="list-style-type: none"> <li>Site assessed as brownfield general during the Main Issues Report Stage. Site reassessed as an opportunity site. See Appendix 5b.</li> </ul>
<b>Cairfield Place</b>	<ul style="list-style-type: none"> <li>Remove green space network designation from area.</li> </ul>	<ul style="list-style-type: none"> <li>Area assessed as greenfield general during Main Issues Report. This has not changed due to green space network removal.</li> </ul>
<b>Heathvale</b>	<ul style="list-style-type: none"> <li>Remove greenbelt zoning.</li> </ul>	<ul style="list-style-type: none"> <li>Area assessed as greenfield general during Main Issues Report. This has not change due to greenbelt zoning. Site zone as greenspace network and urban greenspace.</li> </ul>
<b>City Centre Development</b>	<ul style="list-style-type: none"> <li>Insert paragraph</li> </ul>	<ul style="list-style-type: none"> <li>No additional effect. The text added to the preamble before Policy NC4 relates to Torry and Rosemount town centres and future strategies. Any guidance produced for the Town Centres will be subject to a separate SEA process.</li> </ul>

<b>Design Policy preamble</b>	<ul style="list-style-type: none"> <li>Add reference to Technical Advice Notes</li> </ul>	<ul style="list-style-type: none"> <li>No additional effect. The text outlines where further information can be found. The Technical Advice Notes will be subject to a separate SEA process.</li> </ul>
<b>Six Qualities of Successful Placemaking</b>	<ul style="list-style-type: none"> <li>Add text to resource efficient section</li> </ul>	<ul style="list-style-type: none"> <li>No additional effect. The added text supports the existing statement.</li> </ul>
<b>Text after Policy T1</b>	<ul style="list-style-type: none"> <li>Modify text</li> </ul>	<ul style="list-style-type: none"> <li>No additional effect. The text outlines the current position of the Aberdeen City and Shire Strategic Development Plan's Strategic Transport Fund.</li> </ul>
<b>Green Space Network preamble</b>	<ul style="list-style-type: none"> <li>Insert paragraph</li> <li>Add text third sentence of paragraph 3.96</li> </ul>	<ul style="list-style-type: none"> <li>No additional effect. The paragraph notes the possibility of temporary greening.</li> <li>No impact. The text outlines further benefits to the Green Space Network.</li> </ul>
<b>Open Space Provision in New Development preamble</b>	<ul style="list-style-type: none"> <li>Insert text</li> </ul>	<ul style="list-style-type: none"> <li>No additional effect. Added a use to the list of examples.</li> </ul>
<b>Natural Heritage preamble</b>	<ul style="list-style-type: none"> <li>Add text</li> </ul>	<ul style="list-style-type: none"> <li>No additional effect.</li> </ul>
<b>Coastal Planning preamble</b>	<ul style="list-style-type: none"> <li>Modify text</li> </ul>	<ul style="list-style-type: none"> <li>No additional effect. Updates text on current status of The National Marine Plan and where it applies.</li> </ul>
<b>Low and Zero Carbon Buildings, and Water Efficiency preamble</b>	<ul style="list-style-type: none"> <li>Modify text</li> </ul>	<ul style="list-style-type: none"> <li>No additional effect. Update to preamble reflects the position of SSP14 and the update to the Sullivan Report.</li> </ul>
<b>Appendix 2: Opportunity Sites</b>	<ul style="list-style-type: none"> <li>OP13: AECC Bridge of Don – add text</li> <li>OP59: Loirston – update appendix</li> <li>OP102: George Street – add sentence</li> <li>OP65: Haudagain Triangle – modify reference</li> <li>OP1: Murcar – add text</li> <li>OP31: Maidencraig South East – add text</li> <li>OP80: Bon Accord – add text</li> <li>OP75: Denmore Road – add text</li> <li>OP86: Dyce Railway Station – add text</li> <li>OP32: Maidencraig North East – add text</li> <li>OP107: East Tullos Gas Holder – add text</li> <li>OP110: Wellington Circle – add text</li> <li>OP35: Granitehill – add text</li> <li>OP9: Grandhome – delete text</li> <li>OP63: Prime Four Business Park Extension – add text</li> </ul>	<ul style="list-style-type: none"> <li>Site reassessed. No additional effect. See Appendix 5b.</li> <li>Site reassessed. Material assets comment added. See Appendix 4b.</li> <li>Site reassessed. No additional effect. See Appendix 5b.</li> <li>Site reassessed. No additional effect. See Appendix 5b.</li> <li>Site reassessed as per table 3c above.</li> <li>Site reassessed as per table 3c above.</li> <li>Site reassessed as per table 3c above.</li> <li>Site reassessed. Climatic Factors added. See Appendix 4b.</li> <li>Site reassessed. Climatic factor mitigation added. See Appendix 6.</li> <li>Site reassessed Climatic Factors updated. See Appendix 4b.</li> <li>Site reassessed. Climatic Factors updated. See Appendix 6.</li> <li>Site reassessed. Climatic Factors updated. See Appendix 5b.</li> <li>Site reassessed. Climatic Factors added. See Appendix 5b.</li> <li>Site reassessed. No additional effect. See Appendix 4b.</li> <li>Site reassessed as per table 3c above</li> </ul>

#### **4. Description of PPS - Content of LDP Proposed Plan**

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

The LDP is made up of 4 key parts:

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

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

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

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

##### **4.1 Vision and Objectives**

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

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

- Our enterprise and inventiveness, particularly in the knowledge economy and in high-value markets;
- The unique qualities of our environment; and

- Our high quality of life.

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

#### 4.2 Spatial Strategy

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

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

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

- Land Release and Phasing
- Delivering Mixed Communities

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

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

**Table 4a: Strategic Development Plan 2014 Housing Allowances**

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

#### *City Centre*

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



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

### ***Brownfield Development***

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

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

### ***Greenfield Development***

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

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

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

**Table 4b: Geographical Distribution of Greenfield Development**

Housing Allowances (units)	To 2016	2017-2023	2024-2030	Total
Bridge of Don/ Grandhome	3,210	2,100	2,300	7,610
Dyce/Bucksburn	3,300	1,200	740	5,240
Kingswells and Greenferns	1,520	350	400	2,270
Countesswells	2,150	850	0	3,000
Deeside	554	255	0	809
Loirston and Cove	1,100	400	0	1500
Total	11,834	5,155	3,440	20,429
Structure Plan Allowances	12,000	5,000	4,000	21,000
Employment Land (ha)	2007-2023		2024-2030	Total
Bridge of Don/Grandhome	5		27	32
Dyce/Bucksburn	36		18.5	54.5
Kingswells and Greenferns	74			74
Countesswells	10			10
Deeside	5			5
Loirston and Cove	13		20.5	33.5
Total	<b>130</b>		<b>66.5</b>	<b>196</b>
Strategic Development Plan Allocations	<b>118</b>		<b>70</b>	<b>188</b>

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

#### ***Land Release Policy and Phasing***

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

#### ***Delivering Mixed Communities***

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

**Table 4c: Spatial Strategy Options**

Policy	Options
<p><b>City Centre</b></p>	<p><b>Preferred Option</b></p> <p>This option promotes the sequential approach to City Centre development, promoting the City Centre as a major regional centre for retail, commercial and leisure development with preference for major retail development in the Retail Core. It gives protection to retail uses on Union Street against change of use, <i>from Huntly Street to Broad Street (north side), and Bon Accord Street to Shiprow (south side) as well as the West End Shops and Cafes area.</i> <i>Future development and regeneration of the City Centre will be proposed through the City Centre Masterplan and Delivery Programme. The implementation will be public-sector led with involvement and support from the private sector.</i></p>
	<p><b>Alternative Option 1</b> (as per Main Issues Report)</p> <p>Prepare a new City Centre Masterplan and Delivery Programme, but leave its implementation entirely to the private sector. No policy protection for the West End shops and cafes area. Remove protection for Class 1 retail on Union Street altogether.</p>
	<p><b>Alternative Option 2</b> (as per existing LDP)</p> <p>Keep City Centre policy as per existing 2012 LDP, guided by the existing City Centre Development Framework. Keep the CCBZ boundary as per existing LDP. Keep Union Street Frontages policy as existing.</p>
<p><b>Greenfield Sites</b></p>	<p><b>Preferred Option</b></p> <p>Identify:</p> <ul style="list-style-type: none"> <li>a) Existing allocations in the adopted LDP which are proposed to be carried forward into the next LDP.</li> <li>b) A limited number of new greenfield allocations which have been identified from the new Development Bids submitted during the pre-Main Issues Report and Main Issues Report consultations in June 2013 and March 2014 respectively.</li> </ul>
	<p><b>Alternative Option</b></p> <p>The alternatives are new Development Bids that have been rejected. The SDP does not require us to identify any more greenfield land for housing or employment. It may also be argued that these bids are beyond the capacity of the Strategic Development Plan to deliver in terms of the supporting infrastructure, environmental resources (e.g. water) environmental safeguards, mitigating and monitoring measures. For this reason the allocations are likely to have significant adverse effects on the environment cumulatively.</p>
<p><b>Brownfield Sites</b></p>	<p><b>Preferred Option</b></p> <p>Identify:</p> <ul style="list-style-type: none"> <li>a) Existing allocations in the adopted LDP which are proposed to be carried forward into the next LDP.</li> <li>b) A number of new brownfield allocations which have been identified from the new Development Bids submitted during the pre-Main Issues Report and Main Issues Report consultation in June 2013 and March 2014 respectively.</li> </ul>
	<p><b>Alternative Option</b></p> <p>These are new development bids that have been rejected in 2013 because of their adverse effects on the environment and other planning constraints to their development.</p>
<p><b>Land Release Policy and Phasing</b></p>	<p><b>Preferred Option</b></p> <p>A significant amount of land has already been released by the existing LDP 2012. The Proposed Plan includes policy to allow the further release of land identified for the period 2017-2026 ('Phase 1'), whilst still safeguarding some land for future growth in the period 2027-2035 ('Phase 2'). Sites released by the 2012 LDP are in various stages of development and those not yet completed will still be carried forward into the LDP. This option is a logical</p>

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

### 4.3 Land Use Policies and Supplementary Guidance

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

**Table 4d: Land Use Policies & Supplementary Guidance Options**

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

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

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

## 5. Context of the Proposed Plan

### 5.1 Relationship with other PPS and environmental objectives

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

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

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

	(2005)
	Countryside (Scotland) Act 1967
	Land Reform (Scotland) Act 2003
<b>Air and Climate Change</b>	
	Scottish Climate Change Delivery Plan (2009)
	UK Air Quality Strategy (2007)
	A Low Carbon Economic Strategy for Scotland (2010)
	Changing Our Ways- Scotland's Climate Change Programme (2006)
	Tomorrow's Climate, Today's Challenge: UK Climate Change Programme (2006)
	Online Renewables Advice (Replaces PAN 45) for specific renewable energy technologies.
	Climate Change (Scotland) Act 2009
	Scotland's Climate Change Adaptation Framework and Sector Plans
<b>Heritage, Design and Regeneration</b>	
	Historic Environment Scotland Policy Statement (2016)
	The Planning (Listed Buildings and Conservation Areas) Act 1997
	Designing Places: A Policy Statement for Scotland (2001)
	Designing Streets: A Policy Statement for Scotland (2010)
	People and Place: A Policy Statement for Scotland (2006)
	Green Infrastructure: Design and Placemaking (2011)
<b>Soil and Landscape</b>	
	The Scottish Soil Framework (2009)
	Scottish Landscape Forum: Scotland's Living Landscape (2007)
<b>Homes, Population and Health</b>	
	Homes Fit for the 21 <sup>st</sup> Century: The Scottish Government's Strategy and Action Plan for Housing in the Next Decade 2011-2020 (2011)
	All Our Futures: Planning for a Scotland with an Ageing Population (2007)
	Reaching Higher- Building on the Success of Sport 21 (2007) (Scotland's Sport Strategy)
	Let's Make Scotland More Active: A Strategy for Physical Activity (2003)
	Equality Act 2010
	Disability Discrimination Acts 1995 and 2005
	SEPA Report: Incineration of Waste and Reported Human Health Effects
	SEPA Report: The Impact of Health of Emissions to Air from Municipal Waste Incinerators
<b>Natural Conservation</b>	
	Wildlife and Countryside Act 1981 (as amended)
	The Nature Conservation (Scotland) Act 2004
	Scotland's Biodiversity Strategy- It's in your hands (2004)
	The Conservation (Natural Habitats etc.) Regulations 1994 (as amended)
	The Conservation (Natural Habitats) Amendment (Scotland) Regulations 2007
	Making the Links: Greenspace for a more successful and sustainable Scotland (2009)
	Wildlife and Natural Environment (Scotland) Act 2011



	Protection of Badgers Act 1992 (as amended)
	Forestry Commission Control of Woodland Removal Policy
<b>Water</b>	
	Water Environment (Controlled Activities) (Scotland) Regulations 2005
	Water Environment and Water Services (Scotland) Act 2003
	Flood Risk Management (Scotland) Act 2009
	River Basin Management Plan for Scotland (2009)
	Scottish Water Strategic Asset and Capacity Development Plan (2009)
	SEPA Groundwater Protection Policy for Scotland v3: Environmental Policy 19 (SEPA)
	Action Programme for Nitrate Vulnerable Zones (Scotland) Regulations 2008)
	Scottish Water Strategic Asset Capacity Development Plan (annual)
<b>Waste</b>	
	Scotland's Zero Waste Plan (2010)
	SEPA Guidelines for Thermal Treatment of Municipal Waste
<b>Marine and Coastal</b>	
	Scottish Executive Marine and Coastal Strategy (2005)
	Upcoming: Marine (Scotland) Act 2010
	Our Seas- a Shared Resource. High Level Marine Objectives (2009)
<b>Cross- Sector Guidance</b>	
	PAN 60: Planning for Natural Heritage
	PAN 61: Planning and Sustainable Urban Drainage
	PAN 63: Waste Management Planning
	PAN 65: Planning and Open Space
	PAN 75: Transport and Planning
	PAN 76: New Residential Streets
	PAN 77: Designing Safer Places
	PAN 78: Inclusive Design
<b>Regional Level</b>	
<b>Overarching Planning Policy</b>	
	Aberdeen City and Shire Strategic Development Plan 2014
<b>Cross- Sectoral</b>	
	Economic Growth Framework for North East Scotland
	The Economic Action Plan for Aberdeen City and Shire 2013-2018
	NESTRANS Regional Transport Strategy 2021 (2008)
<b>Nature Conservation</b>	
	North East of Scotland Local Biodiversity Action Plan
	Forest and Woodland Strategy for Aberdeenshire and Aberdeen
	River Dee Catchment Management Plan (2007)
<b>Local Level</b>	
	Aberdeen Local Housing Strategy 2012-2017

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

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

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

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

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

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

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

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

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

previous section would likely persist in the absence of an LDP. **Table 5b** describes the environmental problems in Aberdeen, their likely evolution without the LDP and the possible role of the LDP.

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

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

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

## **6. Assessment**

### **6.1 Scoping In of SEA Issues**

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

### **6.2 Preferred Options and Alternatives**

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

### **6.3 Assessment of Environmental Effects**

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

### **SEA and Decision-making**

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

#### *Greenfield Options*

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

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

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

#### *Brownfield Options*

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

#### *Land Use Policy and Supplementary Guidance Options*

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

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

#### *Masterplans*

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



assessment of the Aberdeen Harbour Development Framework, which was identified as requiring a full assessment after being subject to SEA screening (see Appendix 8).

#### 6.4 Framework for assessing environmental effects

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

**Table 6a: Environmental Objectives and Questions**

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

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

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

#### Note on the assessment of flood risk

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

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

#### 6.5 Cumulative Effect Assessment

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

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

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

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

## 7. Mitigation Measures

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

**Table 7a: Significant Effects of Plan and Mitigation Measures**

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

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

<p>The development of a new harbour at Nigg Bay will have a significant permanent impact on part of the Balnagask to Cove Local Nature Conservation Site. Part of the bay is also a Site of Special Scientific Interest, mainly due to its geological interest, although the built proposals do not include this area. Building and dredging operations could affect bottlenose dolphins and Atlantic salmon, which are qualifying species for the Moray Firth SAC and the River Dee SAC respectively. There is also the potential for development to have an adverse impact on the extent, quality and use of green space in the vicinity. There may also be an impact on habitats and species of biodiversity value (- -)</p>	<p>Framework for the wider area. This is likely to address opportunities to open space and green networks, amongst other things.</p> <ul style="list-style-type: none"> <li>• LDP Policy NE8 Natural Heritage includes a statement requiring a HRA Appropriate Assessment where a proposal is likely to affect Natura 2000 sites. Where necessary, each Appropriate Assessment will outline site specific mitigation measures.</li> <li>• Appropriate Assessment will also trigger a requirement for EIA to further address any negative impacts arising from a specific project.</li> <li>• Policy NE8 also allows for Construction Environmental Management Plans to be required, to address the environmental impact of construction on the environment.</li> </ul>		
<p>Preferred site likely to have significant effects on biodiversity receptors, and to which mitigation measures listed above under biodiversity apply:</p>			
<p>OP13 ACEE Bridge of Don OP74 Broadford Works OP40 Cults Pumping Station <b>OP82 Dunbar Halls</b> <b>OP42 Kennerty Mills</b> <b>OP43 Milltimber Primary School</b> <b>OP16 Mugiemoos Mill</b> <b>OP99 The Waterfront, Torry</b></p>	<p>OP62 Aberdeen Harbour Expansion, Bay of Nigg OP38 Countesswells OP56 Cove OP18 Craibstone North OP20 Craibstone South OP46 Culter House Road, Milltimber OP10 Dubford OP47 Edgehill Road, Milltimber</p>	<p>OP41 Frirsfield OP9 Grandhome OP28 &amp; OP33 Greenferns OP59 Loirston OP31 Maidencraig South East OP48 Oldfold OP51 Peterculter Burn OP45 Peterculter East</p>	<p>OP29 Prime Four Business Park OP19 Rowett North OP21 Rowett South OP17 Stoneywood OP109 Woodend Farm (Site 1 &amp; 2) OP113 Land at Culter House Road OP114: Milltimber South OP44: North Lasts Quarry</p>
<p><b>Air</b></p>			
<p><b>Air Pollution</b> Development of a greenfield site is likely to increase traffic into the built up area and therefore have a long term impact negatively on air quality through vehicle emissions.</p> <p>Additional traffic generated by new development, especially in the city centre or at the harbour, may have a negative impact on existing Air Quality Management Areas, where present which may lead to the AQMA being extended. (- -)</p>	<ul style="list-style-type: none"> <li>• LDP Policy T4 Air Quality states that planning applications which have the potential to have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants can be agreed.</li> <li>• The LDP also includes policy on promoting sustainable and active travel, including public transport provision, and walking and cycling routes which will reduce the level of air-polluting vehicles on the roads.</li> <li>• Developer contributions will be sought towards public transport and roads infrastructure improvements to help mitigate the traffic impact of development, such as congestion, as outlined in Supplementary Guidance.</li> <li>• A Sustainable Urban Mobility Plan is also being prepared for the City Centre to promote more sustainable modes of transport, reduce congestion and improve air quality in the City Centre. This will be delivered through the City Centre Masterplan and Delivery Programme.</li> </ul>	<p>When producing LDP policy and Supplementary Guidance;</p> <p>Through the DM and Planning Agreements processes;</p> <p>Master Planning;</p> <p>When producing the Local Transport</p>	<p>LDP Team</p> <p>Development Management Team</p> <p>Transport Team</p> <p>Developers</p> <p>City Centre Masterplan and Delivery Programme team</p>

		Strategy, SUMP	
<p>Preferred site likely to have significant effects on air receptors, and to which mitigation measures listed above under air apply:</p> <p>OP65 Haudagain Triangle  OP61 Calder Park  OP60 Charleston  OP23 Dyce Drive  OP24 A96 Park and Ride</p>			
<b>Climatic Factors</b>			
<p><b>Increased resource use</b></p> <p>The operation and management of new buildings will also increase resource use and energy consumption, although may also promote renewable energy and efficient use of energy and water. The cumulative impact is significant considering the allocations that are promoted are both greenfield and brownfield.</p>	<ul style="list-style-type: none"> <li>LDP Policy R7 Low and Zero Carbon Buildings and Water Efficiency requires all new buildings to install LZCGT to reduce predicted carbon dioxide emissions by 20% below 2007 building standards.</li> <li>Policy R7 also requires all new buildings to use water-saving technologies and techniques.</li> </ul>	<p>When producing LDP policy and Supplementary Guidance;</p> <p>Through the DM and Planning Agreements processes</p> <p>Master Planning</p> <p>Through the production of Local Transport Strategy, SUMP.</p>	<p>LDP Team</p> <p>Development Management Team</p> <p>Transport Team</p> <p>Developers</p> <p>Building Standards</p> <p>Flood Team</p>
<p><b>Flood Risk</b></p> <p>There are areas around Aberdeen that are at risk from flooding and there are smaller watercourses that could result in a flood risk. As more land is developed in Aberdeen, there is greater pressure to build on sites that may be affected by flooding. Development in these areas will increase vulnerability to climate change and will reduce ability to introduce flood prevention measures, particularly upstream.</p> <p>Sites close to areas currently identified as being at risk of flooding on SEPA's flood maps may be vulnerable to the effects of future changes in climate, for example increased rainfall or more extreme weather events.</p>	<ul style="list-style-type: none"> <li>Development will not be permitted in areas at risk of flooding or where it would increase the risk of flooding elsewhere, as informed by advice from SEPA and the Strategic Flood Risk Assessment.</li> <li>Through the masterplanning and Development Management process, any parts of sites at risk of flooding will be protected through Green Space Network designation. Watercourses will also be maintained as naturalised channels with riparian buffer strips.</li> <li>LDP Policy NE6 Flooding, Drainage and Water quality requires Flood Risk Assessment and Drainage Impact Assessment, to help planning officers assess flood risk and which will identify mitigation measures as appropriate.</li> <li>LDP Supplementary Guidance will identify and protect land for Regional SuDS, which will take the form of catchment-scale upstream storage to help protect against flooding downstream and reduce flood risk for the city centre.</li> </ul> <p><i>These measures are consistent with the mitigation identified in the SDP (LDP should have policies on flooding and drainage and SG on SUDS, DIA and Buffer Strips)</i></p>		
<p><b>Increased Surface Water Run-off</b></p> <p>Development on green space may also increase surface water run-off, and increase vulnerability to flooding.</p>	<ul style="list-style-type: none"> <li>LDP Policy NE6 Flooding, Drainage and Water Quality requires Drainage Impact Assessment to be submitted for proposals of 5 or more homes or over 250m2 non-residential floorspace.</li> <li>Policy NE6 also requires SuDS to be incorporated into all new development to help manage surface water run-off sustainably, helping to reduce the impact of new development on flood risk.</li> </ul>		



<p><b>Increased Greenhouse Gas Emissions</b></p> <p>The scale of the housing and employment proposals in the LDP are likely to lead to an increase in traffic movements, which will result in increased greenhouse gas emissions. The cumulative impact is significant considering the allocations that are promoted are both greenfield and brownfield.</p>	<ul style="list-style-type: none"> <li>LDP Policy T3 Sustainable and Active Travel helps to encourage modal shift away from private car transport, by requiring that new developments are accessible by walking, cycling and public transport.</li> <li>Policy LR2 Mixed Communities also aims to deliver mixed communities where people can live, work and access shopping and services within their communities, reducing the need to travel long distances.</li> <li>Policy H3 Density also requires a minimum of 30 dwellings per hectare, in the interests of efficient use of land and reducing urban sprawl, helping to reduce the need to travel.</li> </ul> <p><i>These measures are consistent with the mitigation identified in the SDP (LDP will work to ensure sustainable mixed communities and higher densities).</i></p>																										
<p><b>Promotion of Renewable Energy Developments</b></p> <p>Some developments and policies, e.g. Ness Solar Farm, will directly promote the generation and use of renewable energy, thus significantly reducing the climatic impact of greenhouse gases and other pollutants. Others direct waste away from landfill, reducing methane emissions (++)</p>	<ul style="list-style-type: none"> <li>The LDP supports the development of renewable heat and energy-generating facilities in principle (see Policy R8 Renewable and Low Carbon Energy Developments).</li> <li>Policy R5 also supports the principle of Energy from Waste Developments which reduces the amount of waste going to landfill, reducing methane emissions.</li> <li>OP Site has been identified and will be safeguarded specifically for Energy from Waste.</li> <li>OP Site has been identified and will be safeguarded specifically for a solar energy facility.</li> <li>The Aberdeen Heat Network will also be promoted through Supplementary Guidance, to encourage the most efficient use of energy.</li> </ul>																										
<p><b>Preferred site likely to have significant effects on climatic factors receptors, and to which mitigation measures listed above under climatic factors apply:</b></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">OP81: Denburn and Woolmanhill</td> <td style="width: 25%;">OP18 Craibstone North</td> <td style="width: 25%;">OP1: Murcar</td> <td style="width: 25%;">OP25: Woodside</td> </tr> <tr> <td>OP102: George Street/Crooked Lane</td> <td>OP20 Craibstone South</td> <td>OP51: Peterculter Burn</td> <td>OP24: A96 Park and Ride</td> </tr> <tr> <td>OP42: Kennerty Mills</td> <td>OP10 Dunford</td> <td>OP19: Rowett North</td> <td>OP111: Skene Road, Maidencraig</td> </tr> <tr> <td>OP16: Mugiemoos Mill</td> <td>OP34 East Arnhall</td> <td>OP17: Stonewood</td> <td>OP44: North Lasts Quarry</td> </tr> <tr> <td>OP62: Aberdeen Harbour, Bay of Nigg</td> <td>OP41: Friarsfield</td> <td>OP36: Charlie House</td> <td>OP107: Greenwells Road Gas Holder (East Tullos)</td> </tr> <tr> <td>OP54 Altens East and Doonies</td> <td>OP28 &amp; OP33: Greenferns</td> <td></td> <td></td> </tr> </table>				OP81: Denburn and Woolmanhill	OP18 Craibstone North	OP1: Murcar	OP25: Woodside	OP102: George Street/Crooked Lane	OP20 Craibstone South	OP51: Peterculter Burn	OP24: A96 Park and Ride	OP42: Kennerty Mills	OP10 Dunford	OP19: Rowett North	OP111: Skene Road, Maidencraig	OP16: Mugiemoos Mill	OP34 East Arnhall	OP17: Stonewood	OP44: North Lasts Quarry	OP62: Aberdeen Harbour, Bay of Nigg	OP41: Friarsfield	OP36: Charlie House	OP107: Greenwells Road Gas Holder (East Tullos)	OP54 Altens East and Doonies	OP28 & OP33: Greenferns		
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<p><b>Soil</b></p>																											
<p><b>Ground Contamination</b></p> <p>However, certain types of polluting development may also result in the release of substances during construction that could potentially contaminate the soil (--)</p> <p>Use of and spills of chemicals at the proposed Ness Solar Farm present the risk of contamination. There may also be contamination risks associated with</p>	<ul style="list-style-type: none"> <li>LDP Policy R2 Degraded and Contaminated Land states that all land which is degraded or contaminated will be restored or remediated to a level suitable for its proposed use. Where contamination is suspected, a site investigation will be carried out and any contamination remediated as appropriate.</li> <li>With regards to Ness Solar Farm and any future digging out on the landfill site, these facilities will be subject to strict environmental health/building standards regulations and potentially an EIA.</li> <li>.</li> </ul>	<p>Through the Development Management process</p> <p>EIA and other investigations required as appropriate</p>	<p>Development Management Team</p> <p>Contaminated Land Officer</p> <p>Developers</p>																								

<p>development on the former landfill site (--)</p> <p>Redevelopment of a brownfield site may also have a positive effect on soil quality through remediation or decontamination works undertaken prior to development, where a site is severely contaminated (++)</p>			
<p><b>Waste directed from landfill</b></p> <p>More development will also lead to increased waste generation (including construction waste), some of which is likely to be sent to landfill which pollutes the soil (-)</p> <p>Some developments will promote modern waste management facilities which will direct waste away from landfill, which will have a long-term positive effect on soil quality in these areas (++)</p>	<ul style="list-style-type: none"> <li>The next LDP identifies sites for modern waste management facilities, which have been identified as necessary by the Council to deal efficiently with Aberdeen’s waste.</li> <li>LDP Policy R6 Waste Management Requirements for New Development requires the provision of recycling facilities to help reduce waste going to landfill. Site Waste Management Plans may also be required to demonstrate recycling and reuse of materials.</li> </ul> <p><i>This measure is consistent with mitigation identified in the SDP (LDP will have a spatial framework for new waste facilities, and should have policies to make use of construction waste).</i></p>		
<p><b>Peat Soils</b></p> <p>It is possible that some development may take place on peat soils, even though these are very limited in extent in Aberdeen. This would have the negative effect of releasing greenhouse gas into the atmosphere.</p>	<ul style="list-style-type: none"> <li>LDP Policy NE8 Natural Heritage states new development should avoid areas of peatland or carbon rich soils. There will be a presumption against development which would involve significant draining or disturbing of peatland or carbon rich soil. Mitigation measures, ecological assessments and construction environmental management plans are noted as being required.</li> </ul>		
<p><b>Soil Sealing, Compaction and Erosion</b></p> <p>Very large developments, including tall and bulky buildings, will have a significant impact on soil sealing, erosion and compaction; some large developments also require significant underground infrastructure (--)</p>	<ul style="list-style-type: none"> <li>Specific policies on tall and bulky buildings direct these types of development to the most appropriate city centre locations, which are likely to be brownfield sites. LDP policies on waste, and policy which requires Construction Environmental Management Plans to be submitted with planning applications will also help to mitigate any impact on soil.</li> </ul>		
<p><b>Preferred site likely to have significant effects on soil receptors:</b></p> <p>OP64: Ness Solar Farm  OP54: Altens East and Doonies  OP44 North Lasts Quarry</p>			
<p><b>Water</b></p>			
<p><b>Pollution of Waterbodies</b></p> <p>The development of a greenfield site is likely to release water borne pollution into waterbodies, groundwater and reservoirs, particularly during the construction</p>	<ul style="list-style-type: none"> <li>The Council will liaise with SEPA where there is the potential for the pollution of the water environment.</li> <li>LDP Policy NE8 Natural Heritage requires waterbodies to be maintained as naturalised channels, and for riparian buffer strips to help protect waterbodies from pollution, and the</li> </ul>	<p>When producing LDP policy and Supplementary Guidance</p>	<p>LDP Team  Development Management Team</p>

<p>phase, if present (-).</p> <p>Sites at risk of flooding will have a negative effect on water quality in the event of a flood (--)</p>	<p>requirement for Construction Environmental Management Plans</p> <ul style="list-style-type: none"> <li>• LDP Policy NE6 Flooding, Drainage and Water Quality also states that drainage solutions on all sites must be the most appropriate in terms of SuDS, which are highly beneficial to water quality.</li> <li>• Water abstraction – acceptance rate of water abstraction should be agreed between Scottish Water and SEPA</li> <li>• HRA and likely EIA for masterplanning and Development Management Planning Agreements will also mitigate adverse effects.</li> </ul> <p><i>This measure is consistent with the mitigation identified by the SDP (future plans should have policies to improve the ecological status of water).</i></p>	<p>Through the DM and Planning Agreements processes</p> <p>Master Planning</p>	<p>Transport Team</p> <p>Developers</p> <p>Building Standards</p> <p>Flood Team</p> <p>SEPA</p> <p>Scottish Water</p>																					
<p><b>Physical Impact on Watercourses &amp; Coastline</b></p> <p>In some instances watercourses or coastlines may be physically impacted through the development of a site; this is highlighted in the general assessments (--). Aberdeen Harbour expansion will have an impact on the local coastal water environment.</p>	<ul style="list-style-type: none"> <li>• LDP Policy NE6 Flooding, Drainage and Water Quality includes a presumption against excessive engineering or culverting of watercourses, with natural treatment wherever possible. There is also a presumption against developments which would require new or strengthened flood defences.</li> <li>• The LDP also includes two zonings for the coast, developed and undeveloped, with a presumption against new development in the undeveloped coast.</li> </ul>																							
<p><b>Water Abstraction from the Dee</b></p> <p>All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SEPA (-)</p>	<ul style="list-style-type: none"> <li>• Acceptable rates of water abstraction from the Dee are agreed between SEPA and Scottish Water.</li> <li>• LDP Policy R7 states that all new development is required to install or utilise water saving technologies or techniques to help minimise the requirement for water abstraction to serve the city.</li> <li>• See also the HRA for the Aberdeen City Proposed Plan and page 31 of the Aberdeen City and Aberdeenshire Strategic Development Plan</li> </ul>																							
<p><b>Preferred site likely to have significant effects on water receptors, and to which mitigation measures listed above under water apply:</b></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">OP81: Denburn and Woolmanhill</td> <td style="width: 33%;">OP18: Craibstone North</td> <td style="width: 33%;">OP51: Peterculter Burn</td> </tr> <tr> <td>OP42: Kennerty Mills</td> <td>OP20: Crainstone South</td> <td>OP19: Rowett North</td> </tr> <tr> <td>OP16: Muggiemoss Mill</td> <td>OP10: Dubford</td> <td>OP17: Stoneywood</td> </tr> <tr> <td>OP64: Ness Solar Farm</td> <td>OP34: East Arnhall</td> <td>OP36: Charlie House</td> </tr> <tr> <td>OP99: The Waterfront, Torry</td> <td>OP41: Friarsfield</td> <td>OP111: Skene Road, Maidencraig</td> </tr> <tr> <td>OP115: Abbotswell Road</td> <td>OP28 &amp; OP33: Greenferns</td> <td>OP44: North Lasts Quarry</td> </tr> <tr> <td><b>OP62: Aberdeen Harbour, Bay of Nigg</b></td> <td>OP1: Murcar</td> <td></td> </tr> </table>				OP81: Denburn and Woolmanhill	OP18: Craibstone North	OP51: Peterculter Burn	OP42: Kennerty Mills	OP20: Crainstone South	OP19: Rowett North	OP16: Muggiemoss Mill	OP10: Dubford	OP17: Stoneywood	OP64: Ness Solar Farm	OP34: East Arnhall	OP36: Charlie House	OP99: The Waterfront, Torry	OP41: Friarsfield	OP111: Skene Road, Maidencraig	OP115: Abbotswell Road	OP28 & OP33: Greenferns	OP44: North Lasts Quarry	<b>OP62: Aberdeen Harbour, Bay of Nigg</b>	OP1: Murcar	
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<p><b>Landscape</b></p>																								
<p><b>Intrusion onto landscape setting of the city</b></p> <p>It is likely that development of a general greenfield site, especially for very large structures or those in prominent locations within the context of the whole</p>	<ul style="list-style-type: none"> <li>• Landscape impact will be mitigated through screening or sensitive siting, design and layout of buildings within the site.</li> <li>• Policy D2 Landscape requires new development to have a strong landscape framework which improves and enhances the setting and visual impact of the development.</li> </ul>	<p>When producing LDP policy and Supplementary Guidance</p>	<p>LDP Team</p> <p>Master planning, Design and</p>																					

city, will have a permanent and negative affect on the landscape setting of the city or would negatively effect the aspect from local beauty spots (--).	<ul style="list-style-type: none"> <li>Projects may also be presented to the Design Review Panel, where a panel of independent design experts may provide advice on landscape impact and other design issues.</li> </ul>	Through the DM Process	Conservation Team
<p><b>Impact on landscape features</b></p> <p>Greenfield development is likely to have a negative effect on any particularly important landscape features, setting and character present including any geological features which may be present (--)</p>	<ul style="list-style-type: none"> <li>LDP Policy D2 Landscape requires development to be informed by existing landscape character and existing features to sustain local diversity and distinctiveness, including natural and built features such as existing boundary walls, hedges, copses and features of interest.</li> </ul>	Liaison with Conservation Officer	
<p><b>Coalescence and urban sprawl</b></p> <p>In general greenfield development has the potential to result in coalescence of settlements and/or urban sprawl (--)</p>	<ul style="list-style-type: none"> <li>LDP Policy NE2 Green Belt exists to protect areas of open and green space around Aberdeen and settlements around the city to protect against gradual infilling, coalescence and sprawl.</li> <li>Several LDP policies, including LR2 Mixed Communities and H2 Density also aim to promote communities where people can live, work, shop and access services, discouraging sprawling single-use developments.</li> </ul>	Master planning Process	
<p><b>Restoration of derelict sites</b></p> <p>Redevelopment of brownfield sites that were previously derelict or poor quality is likely to have a significant positive effect if development is sensitive and of high quality design (++)</p>	<ul style="list-style-type: none"> <li>The principle of brownfield redevelopment is strongly encouraged by the LDP Spatial Strategy.</li> <li>LDP Policy R2 Degraded and Contaminated Land requires that all land that is degraded, including visually, is restored or remediated to a level suitable for its proposed use.</li> </ul>		
<p>Preferred site likely to have significant effects on landscape receptors, , and to which mitigation measures listed above under landscape apply:</p> <p>OP67: Aberdeen Market  OP35: Granitehill Road  OP54: East Altens and Doonies  OP56: Cove  OP44: North Lasts Quarry</p>			
<b>Population</b>			
<p><b>Affordable Housing and Housing Choice</b></p> <p>LDP has the potential to impact positively on population by providing affordable housing and greater choice of housing types and sizes, as well as employment opportunities and community facilities (++) . Some sites also include affordable housing contributions that are in excess of the 25% requirement or are affordable in their entirety (++)</p>	<ul style="list-style-type: none"> <li>LDP Policy H2 Mixed Use Areas requires larger developments to accommodate an appropriate mix of house types and sizes to provide choice and flexibility in meeting needs and demands.</li> <li>LDP Policy H5 Affordable Housing requires the equivalent of 25% affordable housing in every new development. The new LDP increases flexibility in how these are delivered, to ensure greater overall delivery.</li> <li>Some of the housing sites in the LDP have been identified by ACC’s Strategic Infrastructure Plan for the development of affordable homes.</li> </ul>	<p>When producing LDP policy and Supplementary Guidance</p> <p>Through the DM process and Planning Agreements Process</p>	<p>LDP, DM and Planning Agreements teams</p> <p>Environmental Policy Team</p>
<p><b>Supporting Regeneration</b></p> <p>Redevelopment of certain sites will support regeneration of Regeneration Areas, including Tillydrone, Northfield and Torry (++)</p>			

<p><b>Meeting Retail Needs</b> The plan also identifies sites specifically for retail use to help meet the additional floorspace needs identified by the Aberdeen City and Shire Retail Study 2013 (++)</p>													
<p><b>Facilities for the population</b> Sites for the development of dedicated new services and facilities for the population, such as the new academy for the south of the city, will have a significant positive effect for the population (++)</p>													
<p><b>Open Space</b> There is the potential for the loss of open green space, including parkland or playing pitches, as a result of some developments (--). In some cases adopted and aspirational Core Paths may also be lost or severed (--)</p>	<ul style="list-style-type: none"> <li>LDP Policy NE3 Urban Green Space states that development will not be permitted that would result in the loss of green space or playing pitches, unless replacement pitches/green space can be laid out in an equally accessible location nearby.</li> <li>Core Paths and aspirational core paths are protected through LDP Policies T3 Sustainable and Active Travel and NE9 Outdoor Access and Recreation which state that Core Paths and rights of way should be protected and enhanced.</li> </ul> <p><i>This measure is consistent with the mitigation identified in the SDP (LDP should have policies protecting open space).</i></p>												
<p><b>Residential Amenity</b> Residential development close to Aberdeen Airport where noise levels are high could create an unacceptable environment where health is affected (--).</p>	<ul style="list-style-type: none"> <li>LDP Policy B4 Aberdeen Airport states that residential development within the airport exclusion zone, or within certain noise levels, will not be permitted.</li> </ul>												
<p>Preferred site likely to have significant effects on population receptors, and to which mitigation measures listed above under population apply:</p> <table border="0"> <tr> <td><b>OP72: Aberdon House Care Home</b></td> <td>OP61: Calder Park</td> </tr> <tr> <td><b>OP65: Haudagain Triangle</b></td> <td>OP63: Prime Four Extension</td> </tr> <tr> <td><b>OP89: Smithfield School</b></td> <td>OP36: Charlie House</td> </tr> <tr> <td><b>OP90: St Machar Primary School</b></td> <td>OP25: Woodside</td> </tr> <tr> <td><b>OP94: Tillydrone Primary School</b></td> <td></td> </tr> </table>				<b>OP72: Aberdon House Care Home</b>	OP61: Calder Park	<b>OP65: Haudagain Triangle</b>	OP63: Prime Four Extension	<b>OP89: Smithfield School</b>	OP36: Charlie House	<b>OP90: St Machar Primary School</b>	OP25: Woodside	<b>OP94: Tillydrone Primary School</b>	
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<p><b>Cultural Heritage</b></p>													

<p><b>Built and Cultural Heritage Assets</b> Development may affect the historic environment. There could be long-term and permanent negative effects on the site/setting of designated heritage assets such as scheduled monuments, listed buildings, Conservation Areas, Designed Landscapes and archaeological sites. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places (--) Sites with significant effects include OP63.</p> <p>However if the design of developments is sensitive and high quality, there could be a significant positive impact on the condition, site and setting of heritage assets (++)</p>	<ul style="list-style-type: none"> <li>Proposals affecting Conservation Areas or Listed Buildings require prior consent by law.</li> <li>Proposals will only be permitted where they comply with LDP Policies protecting the historic environment, cultural heritage and archaeological sites including D4 Historic Environment and D5 Granite Heritage.</li> <li>Conservation Area Character Appraisals and Management Plans will be adopted as Technical Advice Notes, highlighting the most important characteristics of Conservation Areas and how to protect them, including area-specific policies where relevant.</li> </ul>	<p>When producing LDP policy and Supplementary Guidance</p> <p>Through the DM and Planning Agreements Process</p> <p>Master planning</p> <p>Conservation Area Character Appraisals</p>	<p>LDP, DM master planning, Design and Conservation Teams specifically conservation officer</p> <p>Environmental policy officers</p>
<p>Preferred site likely to have significant effects on cultural heritage receptors, and to which mitigation measures listed above under cultural heritage apply: OP74: Broadford Works OP91: Marischal Square OP62: Aberdeen Harbour Expansion, Bay of Nigg OP29: Prime Four OP63: Prime Four Expansion</p>			
<p><b>Material Assets</b></p>			
<p><b>Impact on Existing Infrastructure</b> There is likely to be an impact on existing infrastructure such as schools, medical facilities, roads, sewerage and other utilities. This impact is likely to be negative, in terms of placing strain on capacity (--).</p> <p>In the case of schools, there may also be an impact upon school rolls associated with new residential development. This may be positive in terms of supporting schools with low rolls (++)</p> <p><b>Vulnerability to Flood Risk</b> On sites which are identified as being at risk of flooding, there is likely to be a significant negative impact on material assets through the loss or damage</p>	<ul style="list-style-type: none"> <li>Where there will be a negative impact on existing infrastructure, developer contributions will be required as appropriate to mitigate this impact and contribute to the expansion or upgrading of provision.</li> <li>FRA will be required for sites at risk of flooding. Reference will also be made to the Flood Risk Framework in Scottish Planning Policy, which sets out which types of development are most appropriate to different levels of flood risk.</li> <li>Where transport proposals have been identified as being of strategic importance to the city, the land required has been safeguarded through Land for Transport designation. The LDP also includes provision to seek developer contributions towards the Strategic Transport Fund, towards strategic transportation projects.</li> <li>The LDP supports the principle of modern new facilities, including waste management, energy generation, the new conference centre and new academies. Where appropriate land is safeguarded for these purposes.</li> </ul>	<p>When producing LDP policy and Supplementary Guidance</p> <p>Through the DM and Planning Agreements Process</p> <p>Master planning</p>	<p>LDP</p> <p>DM</p> <p>Planning Agreements teams</p>

<p>of buildings, property and infrastructure (--)</p> <p><b>Strategic Infrastructure Improvements</b> Some developments, particularly those identified under Land for Transport, will provide strategic infrastructure improvements which will have direct positive impact on congestion for the whole city (++)</p> <p><b>Modern New Facilities</b> Some developments will create significant new material assets in the form of modern and high technology facilities, e.g. waste management and energy generation (++)</p>							
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## 8. Monitoring

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

**Table 8a: Monitoring Plan**

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



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

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

	Quantity and quality of open space	Open Space Audit annual monitoring		Remedial action should be taken where there is a significant loss of open space as a result of new development	Environment Team	Annually in Open Space Audit Monitoring	Review the Supplementary Guidance on open space
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## 9. Next Steps

### 9.1 Proposed Consultation Timescale

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

### 9.2 Anticipated Milestone

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

**Table 9.a Proposed consultation timescale and methods**

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

## SEA Appendices List

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

## Appendix 1: Description of relevant Plans, Programmes and Strategies

Name of PPS / Environmental Protection Objective	Main Requirements of the PPS	Implications of the PPS for Local Development Plan
<b>INTERNATIONAL</b>		
<b>Nature Conservation</b>		
The Habitats Directive (92/43/EEC)	Protects habitats and species. Gives basis to classify Special Areas of Conservation and Special Protection Areas.	LDP should provide for the protection of internationally designated nature conservation sites (known as Natura 2000 sites) and European Protected Species. Strategies should ensure the protection of all wild, rare and vulnerable birds, their nests, eggs and habitats.
The Birds Directive (2009/147/EC)	Protection of wild birds and their habitats.	
European Biodiversity Framework	Promotes the conservation and sustainable use of biological diversity.	The LDP should support the conservation and sustainable use of biological diversity.
<b>Water</b>		
Water Framework Directive 2000/60/EC	Safeguard the sustainable use of surface water; transitional waters, coastal waters and groundwater; supports the status of aquatic ecosystems and environments; addresses groundwater pollution, flooding and droughts and River Basin Management Planning.	The LDP should consider sustainable use of water and mitigate the effects of floods and droughts.
The Nitrates Directive 91/43/EEC	Reduce water pollution caused or induced by nitrates from agricultural sources and preventing further such pollution.	The LDP spatial strategy should not increase water pollution caused or induced by nitrates from point source pollution sources.
<b>Waste</b>		
The Landfill Directive 99/31/EC	Sets a framework for waste management and sets out demanding targets to reduce the amount of biodegradable municipal landfilled up to 2020.	The Plan should reflect the needs of the Landfill Directive, including the infrastructure required to meet the municipal biodegradable waste targets to 2020.
The Waste Framework Directive 2006/12/EC	Requires the planning system to: <ul style="list-style-type: none"> <li>• Provide policies and sites for waste disposal.</li> <li>• Recover or dispose of waste without endangering human health and without processes or methods which could harm the environment.</li> <li>• Liaison between planning authorities and SEPA.</li> </ul> Provide the right infrastructure for the new thematic strategy on the prevention and recycling of waste.	The Plan should identify suitable locations for large-scale waste management facilities to meet the Directive (and Landfill Directive and Area Waste Plan) whilst safeguarding the natural and built environment including designated areas, green belts, open countryside and the coast.
Taking Sustainable Use of Resources Forward: A Thematic Strategy on the Prevention and Recycling of Waste (2005)	Describes the ways in which waste management can be improved; limiting the production of waste and promoting the recycling, reuse and recovery of waste.	Gives context to national legislation and strategy on waste and recycling (see below). The Plan should encourage a life-cycle approach to waste management with the aim of reducing the overall environmental impact of waste.
<b>Climate Change</b>		
UN Framework Convention on Climate Change	International environmental treaty which provides a framework for future binding limits on greenhouse gas emissions. Sets an overall framework for intergovernmental efforts to tackle the challenge posed by climate change. It	Sets a context for national policy and legislation on greenhouse gas emission reductions (see below) which the LDP will be required to help meet.

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	recognizes that the climate system is a shared resource whose stability can be affected by industrial and other emissions of carbon dioxide and other greenhouse gases.	
The Second European Climate Change Programme	Will be exploring further cost-effective options for reducing greenhouse gas emissions through a series of Working Groups	Sets a context for national policy on legislation and policy measures to help the EU meet its emissions targets under the 1997 Kyoto protocol, which the LDP will be required to help meet.
<b>NATIONAL</b>		
<b>Overarching Planning Policy</b>		
National Planning Framework for Scotland 3 (2004)	Promotes the development of City Regions; facilitates the regeneration of socially disadvantaged areas; facilitates the implementation of sustainable transport and other key infrastructure, including a number of National Developments, two of which are in Aberdeen; development of skills and the knowledge economy (accessibility); encourages environmental stewardship.	The Plan should take account of the spatial and environmental issues set out in the NPF, such as promoting the concepts of sustainable development, community regeneration, transportation infrastructure, and other environmental issues and ensuring land required to meet the city region's needs (e.g. infrastructure and affordable housing) is delivered. We are also required to support the two National Developments identified in Aberdeen in NPF3, which are strategic enhancements at Aberdeen Airport and harbor expansion.
Scottish Planning Policy (2014)	Identifies the Scottish Government's central purpose at sustainable economic growth. SPP sets out the main purpose and tasks of the planning system and national policies across all policy sectors.	LDP policies on topic areas must accord with the national policies set out by SPP.
<b>Cross-Sectoral</b>		
Scotland's National Transport Strategy (2006)	Sets out a long- term vision for transport, identifies reduction of emissions, improved quality, accessibility and affordable as key aims.	The LDP should seek to integrate with the aims of strategies. It should reduce the need to use private transport and assist in the reduction of emissions.
Strategic Transport Projects Review (2009)	Sets out recommendations for land-based strategic transport interventions in Scotland's national transport network from 2012	Although the LDP is not tasked with delivering the interventions set out in this document, but should have regard to the strategic aims it has for the future of Scotland's transport system.
The Government Economic Strategy (2007)	Identifies strategic priorities critical to achieving sustainable economic growth.	LDP should support sustainable economic growth whilst meeting the differing needs of a diverse population.
Choosing Our Future: Scotland's Sustainable Development Strategy (2007)	It highlights the need to build a sustainable future taking account of public well-being (e.g. quality of life, food, economic opportunities), travel, natural resources and waste.	It should aim to conserve Scotland's biodiversity whilst reducing resource depletion and encouraging responsible use of our natural resources. Consider objectives (and policies) that will lead to sustainable communities.
Natural Resource Productivity (2009)	Sets out a vision for the future direction of agriculture in Scotland in a way which is sustainable but delivers the maximum economic and public benefit.	SDP should consider the impact on Scottish agriculture when considering its strategy or development proposals.
Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005)	Sets out the delivery plan for achieving significant investment in transport, education, health, water, waste management, sports, business, flood prevention and regeneration programs in Scotland.	The AWPR is a major investment programme for Aberdeen. Aberdeen will also receive £11.5m from the Cities Growth Fund to support its City-Vision, which focuses on diversification, international competitiveness, skills, infrastructure and cultural assets. Projects include £1.5m for a new Energy Futures Centre and renewables development,

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		£1.5m for urban public realm improvements, £1.6m for a development company, £1.5m for sports development and £1m for an arts fund.
<b>Air and Climate Change</b>		
Scottish Climate Change Delivery Plan (2009)	Sets out high level measures required to meet Scotland’s statutory climate change targets to 2020.	LDP should include measures to contribute to the reduction of greenhouse gases considering methods of adaptation, diversification and mitigation.
UK Air Quality Strategy (2007)	Seeks to “render polluting emissions harmless”. Sets objectives for protecting human health to be included in regulations for the purposes of Local Air Quality Management relating to concentrations of, amongst others, carbon monoxide, lead, nitrogen dioxide, ozone and particulates.	The Local Development Plan should improve local air quality.
A Low Carbon Economic Strategy for Scotland (2010)	Sets out the Scottish Government’s plans to move towards a low carbon economy in Scotland.	The LDP must contribute to the promotion of development which helps to reduce Scotland’s carbon footprint and help meet carbon saving targets for Scotland.
Changing Our Ways- Scotland’s Climate Change Programme (2006)	Provides a national interpretation of broader climate change objectives	Places duties on public bodies to contribute to the delivery of the targets set in the Climate Change (Scotland) Act 2006.
Tomorrow’s Climate, Today’s Challenge: UK Climate Change Programme (2006)	Sets out measures to reduce emissions in every sector of the economy, through a variety of different actions, including land use management.	Planning process across the UK should work towards the reduction of carbon in the location, siting and design of new developments.
Scottish Government Online Renewables Advice (Replaces PAN 45) (2011-2013)	Planning advice on many different types renewable technologies is provided e.g. wind turbines, hydro schemes, energy from waste and photovoltaic technology.	These provide suggested areas of focus for writing LDP Policy and Supplementary Guidance on different renewable technologies, and outline the opportunities to promote renewables within the different stages of the planning process.
Climate Change (Scotland) Act 2009	Creates a statutory framework for reductions in greenhouse gas emissions.	All public bodies must act in a way best calculated to deliver the Act’s emissions reductions targets, in the way best calculated to deliver any statutory climate adaption programme and in a way that we consider most sustainable.
Scotland’s Climate Change Adaptation Framework and Sector Plans	Presents a national, co-ordinated approach to ensure that Scotland understands the risks and opportunities climate changes present and is adapting to these changes in a sustainable way.	The Framework includes a sector plan for Spatial Planning and Land Use. Development plans in particular are highlighted as having to consider climate change adaptation measures and ensure they include appropriate adaptation measures. In particular, this includes supporting the development of woodland expansion and habitat and green networks.
<b>Heritage, Design and Regeneration</b>		
The Scottish Historic Environment Policy (2009)	Provides a framework for more detailed strategic and operational policies for managing the historic environment	The plan should promote the management of the historic environment in a sustainable way which avoids adverse impacts as a result of new development.
Scottish Historic Environment Policies (December 2011) replaced by Historic Environment Scotland Policy Statement (June 2016)	SHEP is the overarching policy statement for the historic environment, covering all types of designations and consents; it provides a framework for more detailed strategic policies and operational policies that inform the day to day work of a range of organizations that have a role and interest in managing the	The Plan should take account of the vision statements in the SHEP by managing the historic environment in a sustainable way.



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	historic environment; is intended to sit alongside and complement the Scottish Planning Policy series and other relevant Ministerial policy documents.	
The Planning (Listed Buildings and Conservation Areas) Act 1997	Prescribes the approach to be taken in planning for listed buildings, conservation areas and designed landscapes and gardens.	The Plan should ensure that listed buildings, conservation areas and designed landscapes and gardens are not adversely affected by new development.
Designing Places: A Policy Statement for Scotland (2009) Designing Streets: A Policy Statement for Scotland (2010)	National policy statement on urban design and place-making in Scotland, with the aim of raising standards of urban and rural development. Sets out the qualities of successful places and strategies to achieve good design.	The plan should set out concisely the local authorities' priorities in relation to design, including new street design, leaving the detail to be provided in SG. Development plans should: <ul style="list-style-type: none"> <li>• set out the council's distinctive vision for how its area will develop;</li> <li>• summarise its appraisals of the most important features of the area's character and identity;</li> <li>• have effective design policies, and urban design frameworks, development briefs and master plans to provide planning and design guidance; and</li> <li>• explain how the plan's priorities are distinctly different from those of other places, and not just say that the council is committed to good design, or that development should respect its context.</li> </ul>
Scottish Executive (2006) People and Place: Regeneration Policy Statement	Sets out a forward looking strategic framework and priorities for regeneration in Scotland encouraging proactive and integrated approaches.	The plan should take account of changing regeneration priorities and provide support where possible.
Scottish Government: Green Infrastructure, Design and Placemaking (2011)	Provides advice on incorporating principles and elements of 'green infrastructure' into new and existing developments.	Local Development Plans can: Set out the spatial strategy including detailed locations of the green network <ul style="list-style-type: none"> <li>• set out a hierarchy of spaces in the green network</li> <li>• identify areas where actions could strengthen the green network or enhance links</li> <li>• Policies can support incorporation of green infrastructure in the design of new places</li> <li>• set development aspirations</li> <li>• Promote a masterplanning approach</li> </ul>
<b>Landscape and Soil</b>		
The Scottish Soil Framework (2009)	Promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland. Protection of soil as an asset- for the future of the Scottish economy as well as a contributor to challenges of climate change.	The LDP should promote the sustainable management of soils.
Scottish Landscape Forum' (2007) Scotland's living landscapes	The Scottish Landscape Forum has published a report entitled <i>Scotland's Living Landscapes – places for people</i> . It considers how to promote good management of all landscapes, to secure benefits for all. It provides seven key recommendations to the Scottish Government and other public bodies as first steps to delivering better care for Scottish landscapes. This includes preparing a European Landscape Convention action plan.	Consider how the Plan can maintain and restore natural habitats to ensure biodiversity and landscapes

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Countryside (Scotland) Act 1967	Act makes provision for the better enjoyment of the Scottish countryside, and the improvement of recreational and other facilities. It extends the powers of local planning authorities as respects to land in their districts.	Local authorities have a duty to keep paths open and free from obstruction, and powers to carry out maintenance works. Planning authority to consider paths and rights of way in determining planning applications.
Land Reform (Scotland) Act 2003	Act establishes statutory public rights of access to land and inland for recreational and other purposes.	Local authority has a duty to uphold access rights. Local authority is required to draw up a Core Paths Plan and review it as and when appropriate. LDP identifies and protects Core Paths and they must be taken account of in determining planning applications.
<b>Homes, Population and Health</b>		
Homes Fit for the 21 <sup>st</sup> Century: The Scottish Government's Strategy and Action Plan for Housing in the next Decade (Scottish Housing Strategy)	Key aims: to increase the effective supply of housing across all tenures and to increase flexibility and choice within the system, and improve homes and neighbourhoods.	LDP must support Scotland's Housing Strategy and the Aberdeen Local Housing Strategy by ensuring there is enough land for housing.
All Our Futures: Planning for a Scotland with an Ageing Population (2007)	Provides a strategic approach which considers how best to respond to and plan for a Scotland with an ageing population.	The LDP should consider the housing and other needs of an ageing population.
Reaching Higher- Building on the Success of Sport 21	Is the national strategy for sport in Scotland and sets out the long-term aims and objectives for sport until 2020 and plans for its delivery and evaluation.  It has been produced following a scheduled review of <i>Sport 21: 2003-2007</i> . The strategy maintains a vision of Scotland as: <ul style="list-style-type: none"> <li>• a country achieving and sustaining world class performances in sport;</li> <li>• a country where sport is more widely available to all; and</li> <li>• a country where sporting talent is recognised and nurtured.</li> </ul>	The Plan should contribute to implementing the strategy.
Let's Make Scotland More Active: A Strategy for Physical Activity (2003)	Aims to increase and maintain the proportion of physically active people in Scotland setting out targets to 2022.	The LDP should promote physical activities.
Equalities Act	Sets out a framework which prevents individuals from unfair treatment and promotes a more equal society.	The LDP should build the needs of people with protected characteristics into its strategic actions.
Disability Discrimination Acts 1995 & 2005	Ensures that discrimination law covers all the activities of the public sector; and requires public bodies to promote equality of opportunity for disabled people. Aims to end the discrimination that many disabled people face and gives disabled people rights in the areas of employment, education, access to goods, facilities and services and buying or renting land or property.	The Local Development Plan should build the needs of disabled persons into its strategic actions
SEPA Report: Incineration of Waste and Reported Human Health Effects (2009)  SEPA Report: The Impact on Health of Emissions to Air from Municipal Waste Incinerators.	Aims to improve the regulation of the thermal waste treatment facilities by considering scientific studies on the health effects associated with the incineration of waste.	The recommendations made by the report include that planning controls should ensure that new waste incinerators are not located within the locality of existing facilities of this type. Site selection should also take into account proximity of residential and employment areas, and exposure to sensitive ecosystems.

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Nature Conservation		
Wildlife and Countryside Act 1981 (as amended)	Gives protection to listed species from disturbance, injury intentional destruction or sale.	The Local Development Plan should protect wildlife from disturbance, injury and intentional destruction
The Nature Conservation (Scotland) Act 2004	Sets out a series of measures, which are designed to conserve biodiversity and to protect and enhance the biological and geological natural heritage of Scotland. Places a general duty on all public bodies to further the conservation of biodiversity.	The Local Development Plan should promote and protect biodiversity
Scotland's Biodiversity Strategy- Its in Your Hands (2004)	Is a 25 year strategy, which sets out a vision for the future health of Scotland's biodiversity to 2030. It highlights the need to: <ul style="list-style-type: none"> <li>• look at the bigger picture: reconnecting and extending habitats and reducing barriers;</li> <li>• think in terms of landscapes and ecosystems (not just in terms of species and habitats), which it says can be better delivered through strategic planning; and</li> </ul> encourage more engagement with people in biodiversity conservation.	The Plan's strategy needs to: <ul style="list-style-type: none"> <li>• ensure the protection and conservation of biodiversity;</li> <li>• to assist in reversing the decline of important species and habitats; and</li> </ul> to maximise habitat linkage in both urban and rural areas and minimise further fragmentation.
The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)  The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007	These Regulations implement the Habitats and Wild Birds Directives. The Regulations provide for the: <ul style="list-style-type: none"> <li>• designation and protection of 'European sites' (e.g. SACs);</li> <li>• protection of 'European protected species' from deliberate harm; and</li> <li>• adaptation of planning and other controls for the protection of European sites.</li> </ul> The Habitats Regulations only apply as far as the limit of territorial waters (12 nautical miles from baseline).  The amended Regulations: <ul style="list-style-type: none"> <li>• simplifies the species protection regime to better reflect the Habitats Directive;</li> <li>• provides a clear legal basis for surveillance and monitoring of European protected species (EPS);</li> <li>• toughens the regime on trading EPS that are not native to the UK</li> </ul> ensures that the requirement to carry out appropriate assessments on water abstraction consents and land use plans is explicit.	The plan should not adversely affect habitats and species protected under the Wild Birds and Habitats Directives.  An appropriate assessment will be required where the plan is likely to have a significant effect on a European site.

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Making the Links: Greenspace for a more successful and sustainable Scotland' (2009)	Sets out the key actions that are needed to ensure that greenspace delivers for people, communities and places across the whole of urban Scotland.	The SDP should take account of the actions required to deliver quality greenspace to shape better places and increase quality of life for those working and living in the SDP area.
Wildlife and Natural Environment (Scotland) Act 2011	Protection of species including wild birds, wild hares and rabbits, deer and rabbits. Also makes provisions for SSSIs. Introduces new and amended criminal offences in relation to wildlife crime.	Main implications are in relation to licensing. The LDP does make provision for the protection of protected species, through requirements for surveys and assessments detailing mitigation measures where appropriate.
Protection of Badgers Act 1992 (as amended)	Provides badgers with statutory protection from taking, injury or killing, cruelty or interfering with badger sets. Sets out general exceptions and licensing issues.	The protection of badgers is a material consideration in the planning process. Supplementary Guidance sets out how badgers should be taken account of when formulating development proposals
Forestry Commission Control of Woodland Removal Policy	Provides a strategic framework for appropriate woodland removal, and supports the maintenance and expansion of forest cover in Scotland. Contributes toward achieving an appropriate balance between forested and non-forested land in Scotland. Supports climate change mitigation and adaptation.	LDP policy should reflect strong presumption in favour of protecting Scotland's woodland resources. Woodland removal should be allowed only where it would achieve significant and clearly defined additional public benefits. Planning conditions and agreements should be used to mitigate environmental impacts of development.
<b>Water</b>		
Water Environment and Water Services (Scotland) Act 2003	Ensures that all human activity that can have a harmful impact on water is controlled.	The plan should not promote development that would have adverse impacts on the water environment, and lead to the authorities failing to ensure water bodies achieve good ecological status, as required in the Water Framework Directive by 2015.
Water Environment (Controlled Activities) (Scotland) Regulations 2005	Implements the obligations of section 20 of the Water Environment and Water Services (Scotland) Act 2003 (WEWS Act), and the requirements of the Water Framework Directive (2000/60/EC). Sets out the framework for protecting the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment.	Same as above.
Flood Risk Management (Scotland) Act 2009	Creates a framework in which organisations involved in flood risk management can co-ordinate actions to deliver sustainable and modern approaches to flood risk management.	The LDP should not create flood risks (from the sea or rivers) and should actively promote sustainable flood risk management.
River Basin Management Plan for Scotland (2009)	Details the strategy and requirements for River Basin Management Planning in Scotland	The LDP should not conflict with River Basin Management Plans for the area (River Dee)
Scottish Water Strategic Asset and Capacity Development Plan (2009)	Provides a description of Scottish Waters processes and systems for calculating capacity available, at waste/ water treatment works in Scotland.	The Local Development Plan should take into account existing infrastructure and provide for new infrastructure if required.
SEPA (2003) Groundwater Protection Policy for Scotland: Environmental Policy	To protect groundwater quality by minimising the risks posed by point and diffuse sources of pollution, and to maintain the groundwater resource by influencing the design of abstractions and developments, which could affect groundwater quantity.	The spatial strategy should not adversely affect ground water supplies, principally from water abstraction and point source pollution.
Scottish Water's Strategic Asset Capacity Development Plan	Annual report which outlines the current available capacity at water and waste water treatment works across Scotland.	LDP should ensure that infrastructure requirements for new development are informed by Scottish Water's assessment of asset capacity.

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<b>Waste</b>		
Scotland's Zero Waste Plan (2010)	The plan outlines Scotland's key objectives in relation to waste prevention, recycling and reducing the amount of waste sent to landfill on the journey to a zero waste Scotland. The plan proposes targets for Scotland's waste	The LDP should have regard to the Scottish Governments targets for 70% of all waste to be recycled by 2025. The Scottish Gov also intends to establish sector specific programmes of work to deliver the Zero Waste Plan.
SEPA Guidelines for Thermal Treatment of Municipal Waste	Aims to promote the use of energy from waste as part of an integrated network of facilities to ensure that energy from waste is recovered efficiently.	The guidelines should be used in assessing and determining applications for thermal treatment facilities. It covers guidance on the proximity principle, capacity and need, site selection, the recovery of heat and power and SEPA's role as a planning consultee.
<b>Marine and Coastal</b>		
Scottish Executive Marine & Coastal Strategy (2005)	<ul style="list-style-type: none"> <li>To enhance and conserve the overall quality of the coasts and seas, their natural processes and their biodiversity.</li> <li>To integrate environment and biodiversity considerations into the management of marine activities.</li> <li>To promote wider public awareness, on the value of the marine and coastal environments and the pressures on them.</li> <li>To identify means of working with natural processes to protect against coastal flooding and to maintain inter-tidal and coastal habitats of importance for biodiversity.</li> </ul>	Promote objectives that promote clean, safe, healthy and productive coastal and water environments.
Marine (Scotland) Bill 2010  UK Marine Policy Statement	<p>Expresses outcomes for the UK marine area and underpins the development of the joint Marine Policy Statement (MPS) guides development of national and regional marine plans.</p> <p>The MPS builds and expands upon 'Our Seas - a Shared Resource. High Level Marine Objectives (2009)' and provides a framework which will help balance competing demands on Scotland's seas and introduces duties for sustainable development, protection and enhancement of marine areas, mitigation of and adaptation to climate change, marine planning and conservation and measures to encourage economic investment.</p>	Although the LDP is not tasked directly with delivering Marine Plans or the High Level Marine Objectives, the LDP should support them.
<b>National Planning Advice &amp; Guidance</b>		
PAN 60: Planning for Natural Heritage	Provides advice on how development and the planning system can contribute to the conservation, enhancement, enjoyment and understanding of Scotland's natural environment. Encourages developers and planning authorities to be positive and creative in addressing natural heritage issues	The Local Development Plan should contribute to the conservation, enhancement, enjoyment and understanding of the natural environment.
PAN 61 Planning & sustainable urban drainage	Describes how the planning system has a central co-ordinating role in getting SUDS accepted as a normal part of the development process. In implementing SUDS on the ground, planners are central in the development control process, from pre-application discussions through to decisions, in bringing together the parties and guiding them to solutions which can make a significant contribution to sustainable development	The Local Development Plan should consider the role of sustainable urban drainage

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PAN 63 Waste Management Planning	Ensures that development plans reflect the land use requirements for the delivery of an integrated network of waste management facilities; enables planning authorities to implement the emerging and future Area Waste Plans; provides a basis for more informed consideration of development proposals for waste management facilities; provides developers seeking planning permission for waste management facilities with advice on the issues taken into consideration when determining applications.	The Local Development Plan should promote integrated waste management
PAN 65: Planning and Open Space	Raise the profile of open space as a planning issue; provides advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces; sets out how local authorities can prepare open space strategies and gives examples of good practice in providing, managing and maintaining open spaces	The Local Development Plan should promote conservation and environment protection
PAN 75 Transport and Planning	Provides good practice guidance which planning authorities, developers and others should carry out in their policy development, proposal assessment and project delivery; creates greater awareness of how linkages between planning and transport can be managed; highlights the roles of different bodies and professions in the process and points to other sources of information.	The Local Development Plan should promote the use of existing transportation networks and develop new cycling and walking alternatives.
PAN 76 New Residential Streets.	Aims at creating attractive, safe residential environments, which reflect the needs of people, rather than cars. Requires that street design should reflect local character, be appropriate to the built form and linked to surrounding areas by direct pedestrian, cycle and car routes; that the character of the street should be determined by space requirements of people and vehicles, street furniture should fit with its surroundings and streets should use high quality materials, be well maintained and may employ signage to reinforce its sense of place; and that streets should provide easy movement within and beyond the site, street design itself should be used to limit traffic speed and home zones, prioritising pedestrian and cycle needs over car users, should be considered for residential streets.	The Local Development Plan should safeguard safe and high standard design of streets
PAN 77 Designing safer places	Highlights the positive role that planning can play in helping to create attractive, well-managed environments which help to discourage antisocial and criminal behavior; aims to ensure that new development can be located and designed in a way that deters such behaviour as poorly designed surroundings can create feelings of hostility, anonymity and alienation and can have significant social, economic and environmental costs.	The Local Development Plan should safeguard safety
PAN 78 Inclusive Design	Seeks to deliver high standards of design in development and redevelopment projects; and widens the user group that an environment is designed for. Makes is a legal requirement to consider the needs of disabled people under the terms of Disability Discrimination legislation.	The Local Development Plan should promote high standard of design

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<b>REGIONAL</b>		
<b>Overarching Planning Policy</b>		
Aberdeen City and Shire Strategic Development Plan (2014)	Creates a long-term sustainable framework of settlements in a hierarchy, which focuses major development on the main settlements in the North East. Sets the strategic context for Aberdeen City Local Plan which in turn set the framework for land use development.	The Local Development Plan should support the vision and spatial strategy of the Structure Plan, and should support its objectives of economic growth, population growth, high quality environment, sustainable mixed communities and accessibility
<b>Cross-Sectoral</b>		
Economic Growth Framework for North East Scotland	Sets the context for economic prosperity which will in turn drive sports development Promote sustainable economic growth; sustainable competitiveness and inclusive communities	The Local Development Plan should support sustainable economic growth
Economic Action Plan for Aberdeen City and Shire 2008	Sets out a 5 year life plan identifying actions to be undertaken towards the longer term economic ambitions for Aberdeen City and Shire.	The LDP should support sustainable economic growth.
Regional Transport Strategy (RTS),	Sets the long-term framework to improve the transport network in the North East, including: <ul style="list-style-type: none"> <li>• integrating land use and transportation;</li> <li>• creating a long-term sustainable framework;</li> <li>• providing communities with a choice of means of travel and improving people's access to jobs;</li> <li>• improving air quality both locally and globally;</li> <li>• improving external links to the area by rail, road, sea and air; and</li> <li>• integrating different modes of transport to provide seamless interchange.</li> </ul>	The Plan should contribute to meeting the MTS, which ends in 2011 and the future Regional Transport Strategy, which will extend to 2021.
<b>Nature Conservation</b>		
North East of Scotland Local Biodiversity Action Plan	Ensures the protection and enhancement of the biodiversity in the north east through the development of effective, local, working partnerships; Ensure that national targets for species and habitats, as specified in the UK Action Plan, are translated into effective local action.	The Local Development Plan should promote and protect biodiversity.
Forest and Woodland Strategy for Aberdeenshire and Aberdeen  Implements the <i>Forests for Scotland – The Scottish Forestry Strategy</i> , (Scottish Executive, 2000)	The Strategy provides a framework for woodland development and management, and aims to: <ul style="list-style-type: none"> <li>• ensure the sustainable management of the woodlands and forests;</li> <li>• contribute to the local economy;</li> <li>• provide opportunities for recreation and tourism; and</li> <li>• protect and enhance biodiversity and the environment.</li> </ul> <p>This means encouraging multi-benefit forestry in new planting and through re-structuring, balancing forestry against other land uses, protecting sensitive areas and identifying priority areas for expansion of a variety of forest and woodland</p>	Although the Plan does not need to conform to the Strategy, as it is a management tool, the Plan can ensure that new development does not conflict with forest and woodland priorities (e.g. sustaining ancient woodlands, enhancing popular recreation areas, and linking wildlife corridors).

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	types.	
River Dee Catchment Management Plan	<ul style="list-style-type: none"> <li>Records the current state of the Dee catchment, including water quality, the type and extent of habitats and species in the catchment, and important land management activities.</li> <li>Identifies key issues and puts forward potential solutions through a series of actions.</li> </ul>	The Plan should contribute to delivering the actions proposed in the Catchment Management Plan
<b>LOCAL</b>		
Aberdeen Local Housing Strategy 2012-2017	The LHS sets the strategic direction for housing in the city over the next five years. The LHS takes into regard Aberdeen City and the Aberdeen Housing Market Area (AHMA) providing scope for joint working on some issues with Aberdeenshire Council.	The Plan should contribute to delivering both Aberdeen's and Aberdeenshire's LHS in terms of provision of land, need, tenure, affordability, location, and reducing deprivation.
Aberdeen City Local Transport Strategy	Makes the Local Development Plan to take full account of the environment, social and economic implications of transport; Promotes the maximisation of accessibility for all to services and jobs; efficient resource use, as well as safety in delivering transportation	The Local Development Plan should support sustainability, environment protection, accessibility and safety and reduce social exclusion.
Aberdeen City Air Quality Action Plan	To reduce nitrogen dioxide within the Air Quality Management Area (AQMA) in Aberdeen City Centre, and to a lesser extent reduce particulates (PM <sub>10</sub> ) through short, medium and long term infrastructure and other projects.	The Plan should contribute to delivering the actions proposed in the Action Plan in order to improve air quality with the AQMA and ensure land required to implement the Action Plan is provided timeously.
Aberdeen Futures – Aberdeen Community Plan	Stresses access to services of a high quality that meet their needs; seeks to make Aberdeen an attractive, clean, healthy and safe place to live; promotes Aberdeen as a forward looking city that recognises its heritage and its internationally recognised institutions and services; and seeks to give Aberdeen a strong, positive image of itself both nationally and internationally.	The Local Development Plan should support accessibility, health, safety, and the environment
Aberdeen City Nature Conservation Strategy 2010-2015	Aims to control and maintain remaining natural habitats and associated wildlife through the identification of designated sites and additional non-statutory sites. This will benefit both biodiversity and the citizens that live, work and visit the City of Aberdeen.	The Local Development Plan should promote biodiversity
Open Space Audit and Strategy 2011-2016	This Strategy sets out a strategic vision, aims and objectives for open space in Aberdeen. Its main purpose is to ensure the city has enough accessible and good quality open space. The Strategy is based on the findings of the Aberdeen Open Space Audit 2010.	Ensure that the LDP incorporates the findings of the audit and supports the aims of the strategy.
Aberdeen City Core Paths Plan	Core Paths Plans are required under the Land Reform (Scotland) Act 2003 for each council area <i>sufficient for the purpose of giving the public reasonable access throughout their area</i> . They set out the core paths network. The Plans are developed in consultation with local communities, user groups, land managers and other stakeholders. Drafts are expected in 2008. Their aims include: <ul style="list-style-type: none"> <li>connecting residential areas, green-spaces, amenities, other attractions and the wider countryside;</li> </ul>	The plan should support the aims of the Core Paths Plans.



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	<ul style="list-style-type: none"> <li>• forming a basic, safe framework for outdoor recreation and sustainable and active travel;</li> <li>• assisting people to lead healthier lifestyles;</li> <li>• promoting environmental protection and foster the development of a more sustainable city; and</li> <li>• being well integrated in policy and usage terms, encouraging access opportunities for all.</li> </ul>	
Landscape Character Assessment of Aberdeen.	<p>Seeks to maintain a balance between landform, geology, ecology, and vegetation despite human influences.</p> <p>Encourages development in existing settlements; avoiding coalescence between settlements and discouraging isolated development in the open countryside unless it is clearly identified in development plan</p>	The Local Development Plan should take account of landscape character and promote good landscape designs
Aberdeen Contaminated Land Inspection Strategy (2001)	The Contaminated Land Strategy sets out how local authorities deal with potentially contaminated land.	Unknown at present.
Aberdeen City Council Waste Strategy	Provides a framework for encouraging waste reduction and then ensuring we get value from all our waste through recycling, composting or other organic treatment and finally by developing high efficiency combined heat and power production from the remaining mixed waste.	The waste strategy identifies the planning system as a major means of achieving infrastructure delivery for all wastes produced in the city. Local planning processes must ensure that current and future waste management requirements are met. They should also facilitate the development of CHP schemes.

## Appendix 2 Baseline Data, Targets and Trends affecting Aberdeen City

### Appendix 2.1 Air, Climate and Resources

SEA Indicator	Quantified information- Aberdeen City	Comparators and targets- Aberdeenshire, North East and Scotland	Trends	Issues/constraints	Data source(s)
Natural Resources Consumption (footprint)	<p>Aberdeen City's annual global footprint:</p> <p>Total: 5.73gha/per</p> <p>Energy and Consumption: 1.14gha (20%)</p> <p>Food and Drink 1.07gha/p(19%)</p> <p>Land Travel: 0.81ha/p (14%)</p> <p>Other: 2.7gha/p (48%)</p> <p>Scotland's annual global footprint:</p> <p>Total: 5.37gha/per</p>	<p>Aberdeenshire's annual global footprint - in global hectares per person (gha/p)</p> <p>Total: 5.60gha/p</p> <p>Energy Consumption: 1.09gha/p (19%)</p> <p>Food and drink: 1.11gha/p (20%)</p> <p>Land Travel: 0.74ha/p (13%)</p> <p>Other (Government, capital investment, holiday activities, consumables, services and sports), 2.7gha/p (48%)</p>	<p>Both Aberdeenshire and Aberdeen City's global footprint is higher than the Scottish average.</p> <p>The main contributors to the NE's global footprint are energy consumption, food and drink and land travel.</p>	<p>Energy is the largest contributor to Aberdeen City and Shire's Global Footprint and indicates high energy consumption associated with domestic fuels like gas, oil, electricity and other fuels.</p> <p>Sustainable transport is a key issue in both Aberdeen City and Shire, as it contributes 14% and 13% to global footprint respectively.</p> <p>Aberdeen consumes more resources per person than any other Scottish city, and it has the largest footprint in Scotland which cannot be sustained in the long-term.</p>	<p>North East Global Footprint Project <a href="http://www.scotlandsfingerprint.org/tthe-project/north-east.php">http://www.scotlandsfingerprint.org/tthe-project/north-east.php</a></p> <p>Aberdeen City Council and Aberdeenshire Council (2006) Scotland's Global Footprint Project – Reduction Report for North East Scotland Global Footprint Project, Joint Global Footprint Co-ordinator, Aberdeen City Council</p>
Total CO <sub>2</sub> emissions (kt)	<p>Aberdeen City</p> <p>2007 - 1,772.72</p> <p>2008 - 1,761.38</p> <p>2009 - 1,583.95</p> <p>2010 - 1,660.35</p> <p>2012- 1,645</p>	<p>Aberdeenshire</p> <p>2007 - 2,391.21</p> <p>2008 - 2,518.62</p> <p>2009 - 2,335.33</p> <p>2010 - 2,344.17</p> <p>2012 – 1,744</p>	<p>Continues to fluctuate in the medium term.</p>	<p>Energy is the biggest contributor to Aberdeen's CO<sub>2</sub> emissions.</p> <p>2012 data:</p> <p>Industry and Commercial Electricity: 430 kt.</p> <p>Domestic Gas: 280kt</p> <p>Domestic Electricity: 255kt</p> <p>Road Transport (Minor roads): 152kt</p> <p>Road Transport (A Roads): 137kt</p> <p>Industrial and Commercial other uses: 66kt</p> <p>Industry and Commercial Gas: 228kt</p> <p>Large Industrial Installations: 63kt</p>	<p>DECC Data dated 23/08/2012</p> <p>National Atmospheric Emissions Inventory: <a href="http://naei.defra.gov.uk/data/local-authority-co2-map">http://naei.defra.gov.uk/data/local-authority-co2-map</a></p>

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				Domestic Other Fuels: 13kt Agricultural combustion: 3kt Railways: 2kt New development should consider energy efficiency as an issue. Increased travel, inefficient old housing stock. More housing and dependence on fossil fuels are also key issues.	
Per Capita CO <sub>2</sub> emissions (kt)	Aberdeen City 2007 – 8.5 2008 – 8.4 2009 – 7.4 2010 – 7.6	Aberdeenshire 2007 - 10.0 2008 - 10.4 2009 - 9.6 2010 - 9.5	Rising by 2008 and falling since 2008 in the Shire- continues to fluctuate in the medium term.	Increased travel, inefficient old housing stock and more housing account for this.	DECC Data dated 23/08/2012
Industry and Commercial CO <sub>2</sub> emissions (kt)	Aberdeen City 2007 - 868.99 2008 - 846.45 2009 - 692.34 2010 - 666.04  2012 - 787	Aberdeenshire 2007 - 841.39 2008 - 840.24 2009 - 745.63 2010 - 791.33  2012 - 532	No consistent fall in the City and the Shire	How to mitigate or reduce of industrial and commercial CO <sub>2</sub> whilst promoting sustainable economic growth.	DECC Data dated 23/08/2012
Domestic CO <sub>2</sub> emissions (kt)	Aberdeen City 2007 - 580.98 2008 - 582.17 2009 - 519.86 2010 - 552.38  2012 - 548	Aberdeenshire 2007 - 762.63 2008 - 765.92 2009 - 711.89 2010 - 770.13  2012 - 743	Domestic CO <sub>2</sub> emissions in the City and the Shire continue to fluctuate in the short term.	Inefficient old housing stock and domestic energy demand are likely to account for this.	DECC Data dated 23/08/2012
Road Transport CO <sub>2</sub> emissions (kt)	Aberdeen City 2007 - 327.85 2008 - 317.79 2009 - 298.78 2010 - 298.88  2012 - 289	Aberdeenshire 2007 - 674.39 2008 - 647.82 2009 - 622.64 2010 - 622.62  2012 - 597	There appears to be a slight improvement in Road Transport emissions in both the city and Shire.	Increased travel by private vehicle may account for this.	DECC Data dated 23/08/2012
LULUCF* CO <sub>2</sub> emissions (kt)	Aberdeen City 2007 - 22.49 2008 - 21.18	Aberdeenshire 2007 - 85.19 2008 - 258.44	The City shows a slight improvement, compared to the Shire which continues	This depends on the way we use our land and Forest resources.	DECC Data dated 23/08/2012  *LULUCF - Land Use, Land Use Change

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	2009 - 19.67 2010 - 17.76  2012 - -4	2009 - 308.47 2010 - 285.38  2012 - -230	to fluctuate in the medium term.		and Forestry
Properties at risk within inland and coastal areas	Aberdeen City: 309 inland floodplain 571 coastal (below 5m OD)  Scotland: 77,191 inland floodplain 93,830 coastal (below 5m OD)  Compared with the rest of Scotland, far fewer properties in Aberdeen and Aberdeenshire are at significant risk from flooding.	Aberdeenshire 2,219 inland floodplain 1,743 coastal (below 5m OD)	The impact of climate change and flooding in the North East is unpredictable. However there may be increased duration and frequency of storms and rising sea levels. Weather throughout the year is predicted to change resulting in longer wetter winters and shorter drier summers with implications for flooding.	There may be an increasing need to implement flood defence systems in the City.	Office of Science and Technology (2005) Foresight report: <i>Future Flooding Scotland</i> <a href="http://www.foresight.gov.uk/Scotland/Final_Scotland.pdf">http://www.foresight.gov.uk/Scotland/Final_Scotland.pdf</a>
Potential Vulnerable Area (PVA) to flooding No of Area	Aberdeen City: 9 areas/catchments including Buchan Coastal (Bridge of Don), Aberdeen North Coastal (Seaton), River Don (Danestone), River Don (Dyce), Aberdeen South Central (Kincorth), Aberdeen South Central (Rosemount), River Dee (Cults), River Dee (Peterculter)	Aberdeenshire 18 Areas/Catchments including Banff Coastal around Banff, River Devron around Huntly, and Turriff, Buchan Coastal around Ellon, Peterhead, Fraserburgh and Newmachar; River Ythan around Ellon, and Methlick; River Don around Strathdon, Port Elphinstone/Kintore/Inverurie; River Dee around Ballater, Westhill and Aboyne; Kinkandine and Angus Coastal around Stonehaven	No trend	PVA areas and issues have to be taken into account and allocating land for development and imposing conditions on development.	SEPA (2011) <i>Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – A Consultation on Potentially Vulnerable Areas and Local Plan Districts- Appendix 6: Aberdeenshire and Aberdeen City.</i> Edinburgh: SEPA
Estimated Weighted Annual Average damages within PVA	Aberdeen City • 2011- £22,390,000.00	Aberdeenshire • 2011 - £17,080,000.00	No trend	Cost implication for developing areas at risk from flooding must be taken into account and allocating land for development and imposing conditions on development.	SEPA (2011) <i>Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – A Consultation on Potentially Vulnerable Areas and Local Plan Districts- Appendix 6: Aberdeenshire and Aberdeen City.</i> Edinburgh: SEPA
Total Area (Km 2) in PVA	Aberdeen City • 2011 - 344	Aberdeenshire • 2011- 529	No trend	It has implications for land allocation and development.	SEPA (2011) <i>Flood Risk Management (Scotland) Act 2009: Flooding in Scotland –</i>

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					<i>A Consultation on Potentially Vulnerable Areas and Local Plan Districts- Appendix 6: Aberdeenshire and Aberdeen City.</i> Edinburgh: SEPA
Residential Properties in PVA	Aberdeen City <ul style="list-style-type: none"> <li>• 2011- 1943</li> </ul>	Aberdeenshire <ul style="list-style-type: none"> <li>• 2011- 1820</li> </ul>	No trend	It has implications for land allocation and development.	SEPA (2011) <i>Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – A Consultation on Potentially Vulnerable Areas and Local Plan Districts- Appendix 6: Aberdeenshire and Aberdeen City.</i> Edinburgh: SEPA
Non-Residential Properties in PVA	Aberdeen City <ul style="list-style-type: none"> <li>• 2011- 375</li> </ul>	Aberdeenshire <ul style="list-style-type: none"> <li>• 2011- 272</li> </ul>	No trend	It has implications for land allocation and development.	SEPA (2011) <i>Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – A Consultation on Potentially Vulnerable Areas and Local Plan Districts- Appendix 6: Aberdeenshire and Aberdeen City.</i> Edinburgh: SEPA
Air quality (NO2) in $\mu\text{g}/\text{m}^3$	Aberdeen City Market Street 1 <ul style="list-style-type: none"> <li>• 2007 – 62.0</li> <li>• 2008 – 73.0</li> <li>• 2009 – 38.0</li> <li>• 2010 – 44.0</li> <li>• 2011 – 40.0</li> <li>• 5/3/2013 - 43.1-110</li> </ul> Union Street <ul style="list-style-type: none"> <li>• 2007 – 53.0</li> <li>• 2008 – 54.0</li> <li>• 2009 – 56.0</li> <li>• 2010 – 59.0</li> <li>• 2011 – 44.0</li> <li>• 5/3/2013 - 41.2-52</li> </ul> Anderson Drive <ul style="list-style-type: none"> <li>• 2007 – 28.0</li> <li>• 2008 – 25.0</li> <li>• 2009 – 24.0</li> <li>• 2010 – 27.0</li> <li>• 2011 – 23.0</li> <li>• 5/3/2013: 36.3-41</li> </ul> Wellington Road	Aberdeenshire Inverurie 1-4 <ul style="list-style-type: none"> <li>• 2007 – 12.0 – 35.1</li> <li>• 2008 – 09.5 – 32.9</li> <li>• 2009 – 11.4 – 37.5</li> <li>• 2010 – 10.4 – 33.6</li> <li>• 2011 – 09.1 – 34.8</li> </ul> Mintlaw <ul style="list-style-type: none"> <li>• 2006 – 17.5</li> <li>• 2007 – 21.0</li> <li>• 2008 - 16.1</li> <li>• 2009 – 18.9</li> <li>• 2010 – No data</li> <li>• 2011 - No data</li> </ul> Peterhead 1-4 <ul style="list-style-type: none"> <li>• 2007 – 24.1 – 28.4</li> <li>• 2008 – 20.0 – 25.4</li> <li>• 2009 – 23.7 – 25.0</li> <li>• 2010 – 21.7 – 27.0</li> <li>• 2011 – 23.3 – 28.7</li> </ul> Stonehaven 1 <ul style="list-style-type: none"> <li>• 2007 – 28.1</li> <li>• 2008 – 24.9</li> </ul>	There is little change in Aberdeen City between 2006 and 2009 but a fall between 2009 and 2011	NO2 concentrations monitored by Aberdeen City Council at Union Street and Market Street continuous monitoring sites exceed national objectives.  The location of the Harbour in the City Centre is a driver of poor air quality in the City Centre. There is an increasing need to increase energy efficiency and reduce our reliance on private transport to improve air quality, greenhouse gas emissions and health. Traffic growth may be a constraining factor in the future.	2010 Air Quality Progress Report For Aberdeenshire Council  Aberdeenshire Council Air Quality Updating and Screening Assessment (2012)  Real-Time Air Quality Monitoring in Aberdeen on 5/3/2013  Aberdeen City Council Air Quality Progress Report 2009  2012 Air Quality Updating and Screening Assessment for Aberdeen City Council

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	<ul style="list-style-type: none"> <li>• 2007 – No data</li> <li>• 2008 – 40.0</li> <li>• 2009 – 43.0</li> <li>• 2010 – 52.0</li> <li>• 2011 – 51.0</li> <li>• 5/3/2013: 61.3-91-9</li> </ul> <p>Errol Place</p> <ul style="list-style-type: none"> <li>• 2007 – 23.0</li> <li>• 2008 – 25.0</li> <li>• 2009 – 26.0</li> <li>• 2010 – 21.0</li> <li>• 2011 – 23.0</li> <li>• 5/3/2013: 8.4-24.7</li> </ul> <p>king’s Street</p> <ul style="list-style-type: none"> <li>• 2007 – No data</li> <li>• 2008 – No data</li> <li>• 2009 – 32.0</li> <li>• 2010 – 29.0</li> <li>• 2011 – 32.0</li> <li>• 5/3/2013: 32.7-47.6</li> </ul> <p>EU annual mean limit value (40 µg/m<sup>3</sup>)</p>	<ul style="list-style-type: none"> <li>• 2009 – 23.7</li> <li>• 2010 – 26.1</li> <li>• 2011 – 22.4</li> </ul> <p>Westhill 1-2</p> <ul style="list-style-type: none"> <li>• 2007 – 21.5</li> <li>• 2008 – 16.6</li> <li>• 2009 – 18.4</li> <li>• 2010 – 20.3</li> <li>• 2011 – 20.9</li> </ul>			
Air quality (Properties exposed to PM10 concentrations above the 2010 Scottish objective) (projected)	<p>Wellington Road AQMA</p> <ul style="list-style-type: none"> <li>• 2010 - &lt; 10</li> <li>• 2012 - 0</li> </ul> <p>Anderson Drive AQMA</p> <ul style="list-style-type: none"> <li>• 2010 - 10-100</li> <li>• 2012-2016 -&lt;10</li> </ul> <p>City Centre AQMA</p> <ul style="list-style-type: none"> <li>• 2010 - 100-1000</li> <li>• 2012 - 100-1000</li> <li>• 2016 - 10-100</li> </ul> <p>EU annual mean limit value (40 µg/m<sup>3</sup>)</p>	No issues in Aberdeenshire	There has been little change in Aberdeen City between 2006 and 2013.	No monitoring of NO2 in Aberdeenshire but NO2 concentrations are monitored by Aberdeen City Council at Union Street and Market Street. It continuous monitoring sites exceed national objectives.  Same issues as above.	Aberdeenshire Council Air Quality Updating and Screening Assessment (2009) Council  Aberdeen City Council Air Quality Progress Report 2010
Air quality (PM10) in µg/m <sup>3</sup>	<p>Market Street</p> <ul style="list-style-type: none"> <li>• 2006-2009:50 – 85</li> </ul>	No issues in Aberdeenshire	Little change in Aberdeen City between	PM10 concentration measured by Aberdeen	Aberdeen City Council Air Quality Progress Report 2010

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	<ul style="list-style-type: none"> <li>• 2009-2011:22-28 Union Street</li> <li>• 2006-2009:18 – 25</li> <li>• 2009-2011:18-22 Anderson Drive</li> <li>• 2006-2009:15 – 18</li> <li>• 2009-2011:24-27 Wellington Road:</li> <li>• 2008-2009:23- 25</li> <li>• 2009-2011:22-24 Errol Place</li> <li>• 2006-2009:15 – 22</li> <li>• 2009-2011:13-15 King Street</li> <li>• 2009:17</li> <li>• 2009-2011:17-19</li> </ul>	<p>2010 annual mean Scottish Objective - 18 µg/m3</p> <p>2004 annual mean objective for EU 40 µg/m3</p>	<p>2006 and 2013.</p>	<p>City Council at Market Street, Union Street and Wellington Road Exceed 2010 Scottish annual mean objective.</p>	<p>Aberdeenshire Council Air Quality Updating and Screening Assessment (2009)</p>
<p>Air quality (Properties exposed to PM10 concentrations above the 2010 Scottish objective)</p>	<p>Wellington Road AQMA</p> <ul style="list-style-type: none"> <li>• 2010 - 100-1000</li> <li>• 2012 -10 -100</li> </ul> <p>Anderson Drive AQMA</p> <ul style="list-style-type: none"> <li>• 2010 - 100-1000</li> <li>• 2012-2016 - 10-100</li> </ul> <p>City Centre AQMA</p> <ul style="list-style-type: none"> <li>• 2010 - &gt;1000</li> <li>• 2012 - &gt;1000</li> <li>• 2016 - 100-1000</li> </ul>	<p>No issues in Aberdeenshire</p> <p>2010 annual mean Scottish Objective - 18 µg/m3</p> <p>2004 annual mean objective for EU - 40 µg/m3</p>	<p>Little change in Aberdeen City between 2006 and 2009.</p>	<p>PM10 concentration measured by Aberdeen City Council at Market Street, Union Street and Wellington Road Exceed 2010 Scottish annual mean objective.</p>	<p>Aberdeen City Council Air Quality Progress Report 2010</p> <p>Aberdeenshire Council Air Quality Updating and Screening Assessment (2009)</p>

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### Appendix 2.2 Water

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Ground water and river levels	<p>Scottish Water are currently permitted to abstract up to 145 megalitres per day (MLD) from the River Dee, however, the average amount taken is around 90MLD. It is not anticipated that this license will reduce the permitted abstraction level prior to 2014.</p> <p>Data on ground water in Scotland was not available.</p>	<p>By the 2080s, summer precipitation decreases of 10-20% under the low emissions (Global Sustainability), and 20-30% under the high-emissions World Markets scenario are predicted in the north of Scotland.</p>	<ul style="list-style-type: none"> <li>• Rainfall levels are predicted to decline during the summer months, which may affect a rivers yield rate, but this will be less severe further north.</li> <li>• Rainfall in winter months is predicted to increase.</li> <li>• Increase in water consumption from industrial consumers and from increased residential development.</li> <li>• Increase in leakages from pipe infrastructure as it 'ages' however Scottish Water continue to make progress on leakage reduction.</li> </ul>	<p>There is a need to start reducing water abstraction by incorporating water efficient technologies into new development (industrial and domestic) in light of the predicted decrease in summer rainfall.</p>	<p>Aberdeen City (2007) State of the Environment Report  <a href="http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=15960&amp;SID=883">http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=15960&amp;SID=883</a></p> <p>Aberdeen City and Shire SDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i></p>
Quality of water bodies (Ground water)	<p>Aberdeen City high status</p> <ul style="list-style-type: none"> <li>• 2010 – No data</li> <li>• 2013 – 0</li> </ul> <p>good status</p> <ul style="list-style-type: none"> <li>• 2010: No data</li> <li>• 2013: 7</li> </ul> <p>moderate status</p> <ul style="list-style-type: none"> <li>• 2010 – No data</li> <li>• 2013 – 0</li> </ul> <p>poor status</p> <ul style="list-style-type: none"> <li>• 2010 – No data</li> <li>• 2013 – 0</li> </ul> <p>bad status</p> <ul style="list-style-type: none"> <li>• 2010 – No data</li> <li>• 2013 – 0</li> </ul>	<p>Aberdeenshire high status</p> <ul style="list-style-type: none"> <li>• 2010 - 0</li> <li>• 2013 – 0</li> </ul> <p>good status</p> <ul style="list-style-type: none"> <li>• 2010: 42</li> <li>• 2013: 39</li> </ul> <p>moderate status</p> <ul style="list-style-type: none"> <li>• 2010 - 0</li> <li>• 2013: 0</li> </ul> <p>poor status</p> <ul style="list-style-type: none"> <li>• 2010: 8</li> <li>• 2013: 1</li> </ul> <p>bad status</p> <ul style="list-style-type: none"> <li>• 2010: 0</li> <li>• 2013: 0</li> </ul>	<p>The Water Framework Directive states that all water bodies are of good ecological status, or similar objective, by 2015.</p>	<p>It is important that development does not prevent water bodies in the Aberdeen City area achieving at least 'good' ecological status in order for the area to reach the targets.</p>	<p>SEPA (09 February 2010) Data from River Basin Management Plan for the Scotland River Basin District 2009</p> <p>Downloaded from  <a href="http://gis.sepa.org.uk/rbmp/Data_Download.aspx">http://gis.sepa.org.uk/rbmp/Data_Download.aspx</a> (Accessed 11 March 2013)</p>
Quality of water bodies (Coastal)	<p>Aberdeen City High status</p> <ul style="list-style-type: none"> <li>• 2010 – no data</li> <li>• 2013 - 1</li> </ul> <p>good status</p>	<p>2 Aberdeenshire high status</p> <ul style="list-style-type: none"> <li>• 2010 - 6</li> <li>• 2013 - 6</li> </ul> <p>good status</p>	<p>Same as above</p>	<p>Same as above</p>	<p>Same as above</p>



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	<ul style="list-style-type: none"> <li>• 2010 – no data</li> <li>2013 -</li> </ul>	<ul style="list-style-type: none"> <li>• 2010 - 8</li> <li>• 2013 - 7</li> </ul> <p>moderate status</p> <ul style="list-style-type: none"> <li>• 2010 - 1</li> <li>• 2013 - 1</li> </ul> <p>poor status</p> <ul style="list-style-type: none"> <li>• 2010 - 0</li> <li>• 2013 - 0</li> </ul> <p>bad status</p> <ul style="list-style-type: none"> <li>• 2010 - 0</li> <li>• 2013 - 0</li> </ul>			
Quality of water bodies (Transitional)	<p>Aberdeen City</p> <p>high status</p> <ul style="list-style-type: none"> <li>• 2010 – no data</li> <li>• 2013 - 1</li> </ul> <p>good status</p> <ul style="list-style-type: none"> <li>• 2010 – no data</li> <li>2013 - 1</li> </ul>	<p>Aberdeenshire</p> <p>high status</p> <ul style="list-style-type: none"> <li>• 2010 - 4</li> <li>• 2013 - 3</li> </ul> <p>good status</p> <ul style="list-style-type: none"> <li>• 2010 - 1</li> <li>• 2013 - 0</li> </ul> <p>moderate status</p> <ul style="list-style-type: none"> <li>• 2010 - 1</li> <li>• 2013 - 1</li> </ul> <p>poor status – 0</p> <ul style="list-style-type: none"> <li>• 2010 - 0</li> <li>• 2013 - 0</li> </ul> <p>bad status – 0</p> <ul style="list-style-type: none"> <li>• 2010 - 0</li> <li>• 2013 - 0</li> </ul>	Same as above	Same as above	Same as above
Quality of water bodies (Loch)	No data	<p>high status – 0</p> <ul style="list-style-type: none"> <li>• 2010 - 0</li> <li>• 2013 - 0</li> </ul> <p>good status</p> <ul style="list-style-type: none"> <li>• 2010 - 1</li> <li>• 2013 - 1</li> </ul> <p>moderate status – 0</p> <ul style="list-style-type: none"> <li>• 2010 - 0</li> <li>• 2013 - 0</li> </ul> <p>poor status – 2</p> <ul style="list-style-type: none"> <li>• 2010 - 2</li> <li>• 2013 - 2</li> </ul>	Same as above	Same as above	Same as above

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		<p>bad status – 1</p> <ul style="list-style-type: none"> <li>• 2010 - 1</li> <li>• 2013 - 1</li> </ul>			
Quality of water bodies (River)	<p>Aberdeenshire</p> <p>high status</p> <ul style="list-style-type: none"> <li>• 2010 - 5</li> <li>• 2013 - 5</li> </ul> <p>good status</p> <ul style="list-style-type: none"> <li>• 2010 - 54</li> <li>• 2013 - 52</li> </ul> <p>moderate status</p> <ul style="list-style-type: none"> <li>• 2010 - 87</li> <li>• 2013 - 87</li> </ul> <p>poor status</p> <ul style="list-style-type: none"> <li>• 2010 - 31</li> <li>• 2013 - 28</li> </ul> <p>bad status</p> <ul style="list-style-type: none"> <li>• 2010 - 12</li> <li>2013 - 24</li> </ul>	<p>Aberdeen City</p> <p>high status</p> <ul style="list-style-type: none"> <li>• 2010 – no data</li> <li>• 2013 - 0</li> </ul> <p>good status</p> <ul style="list-style-type: none"> <li>• 2010 - no data</li> <li>• 2013 - 0</li> </ul> <p>moderate status</p> <ul style="list-style-type: none"> <li>• 2010 – no data</li> <li>• 2013 - 12</li> </ul> <p>poor status</p> <ul style="list-style-type: none"> <li>• 2010: - no data</li> <li>• 2013: - 12</li> </ul> <p>bad status</p> <ul style="list-style-type: none"> <li>• 2010 - 0</li> <li>• 2013 - 0</li> </ul>	Same as above	Same as above	Same as above
Bathing Beaches Water Quality	<p>Aberdeenshire- water quality at Guideline or Mandatory level for 2013 to date.</p>	<p>Aberdeen City – water quality at Guideline or Mandatory level for 2013 to date.</p>	<p>2008 was the only year when Aberdeen’s beach failed to meet the EU water quality Directive’s standards. It has been at Guideline for the last 3 years.</p>	<p>It is important that development does not affect the quality of Aberdeen beach’s bathing water.</p>	<p>SEPA Scottish Bathing Water Data 2013: <a href="http://www.sepa.org.uk/water/bathing_waters/sampling_and_results.aspx?id=233616">http://www.sepa.org.uk/water/bathing_waters/sampling_and_results.aspx?id=233616</a></p>

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### Appendix 2.3 Land, Soil and Waste

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Land contamination	No statutorily identified contaminated sites in Aberdeen  900 potentially contaminated sites  .	4 statutorily identified contaminated sites	Legal regime is in place to deal with contaminated sites therefore this position should improve in the future.	Contaminated land places financial and technological constraints on development. Contaminants may also escape from sites and cause air, land, surface water and ground water pollution and in some cases may even damage buildings and underground services, and may contaminate the food chain.	Aberdeen City Council (2001) <i>Contaminated Land Inspection Strategy</i> <a href="http://www.aberdeencity.gov.uk/web/files/Pollution/ContaminatedLandInspectionStrategy.pdf">http://www.aberdeencity.gov.uk/web/files/Pollution/ContaminatedLandInspectionStrategy.pdf</a>  Aberdeenshire Council (2009) <i>Public Register of Contaminated Land</i> <a href="http://www.aberdeenshire.gov.uk/environmental/strategy/PublicRegisterofContaminatedLandAug2009.pdf">http://www.aberdeenshire.gov.uk/environmental/strategy/PublicRegisterofContaminatedLandAug2009.pdf</a>  SEPA (2009) <i>Dealing with Land Contamination in Scotland: A review of progress 2000-2008</i> <a href="http://www.sepa.org.uk/land/land_publications.aspx">http://www.sepa.org.uk/land/land_publications.aspx</a>
Prime agricultural land (Grades 1 to 3.1)	Net loss of Scottish agriculture land from roads, housing and industry has doubled from 588ha in 1989 to 1,402ha in 2003.  Aberdeen contains very little prime agricultural land (300ha).	Aberdeenshire's prime agricultural land is concentrated in central and southern Aberdeenshire.	Climate change could increase the level of prime agricultural land in Scotland, however this may cause conflicts with sites of high biodiversity value, sensitive or designated sites.	Potential impacts of climate may constrain prime agricultural land available in the future.  Prime agricultural land may require further protection from development as demand for development rises and as land for food production rises.	Scottish Executive Statistics (2005): Economic Report on Scottish Agriculture <a href="http://www.scotland.gov.uk/Publications/2005/06/2290402/05121">http://www.scotland.gov.uk/Publications/2005/06/2290402/05121</a>  Scottish Government (2009): The Scottish Soil Framework <a href="http://www.scotland.gov.uk/Publications/2009/05/20145602/6">http://www.scotland.gov.uk/Publications/2009/05/20145602/6</a>
Biodegradable Municipal waste landfilled (tonnes):  LA Collected Biodegradable MW	Aberdeen City: 2007/08 – 67,322 2008/09 – 63,333 2009/10 – 55,654 2010/11 - 49,277	Aberdeenshire: 2007/08 – 70,286 2008/09 – 68,355 2009/10 – 65,864 2010/11 – 68, 832	Exceeds 2008/09; 2010/2011 allowance	Are there enough sites for recycling or composting biodegradable municipal waste to help the local authority achieve recycling and landfill targets?	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9

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Municipal waste landfilled (tonnes):	Aberdeen City: 2007/08 – 107,658 2008/09 – 101,136 2009/10 – 90,800 2010/11 - 80,578	Aberdeenshire: 2007/08 – 105,750 2008/09 – 101,746 2009/10 – 98,262 2010/11 - 103,771  Scotland's Zero Waste Plan (2010) aims for a recycling and composting rate of 70% by 2020.	There was not a substantial fall in municipal waste sent to landfill in Aberdeen City compared with Aberdeenshire for a number of years until 2009/10 when Aberdeen experienced a significant fall.	There has been no substantial drop in municipal waste sent to landfill which will have cost implications for the City in terms of Landfill Tax.	Scotland's Zero Waste Plan (2010) SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9
Municipal waste recycled (tonnes):	Aberdeen City: 2007/08 – 19,527 2008/09 – 19,519 2009/10 – 19,728 2010/11 - 22, 278	Aberdeenshire: 2007/08 – 38,432 2008/09 – 38,941 2009/10 – 40,614 2010/11 - 40, 578	The trend shows that much has to be done to substantially increase recycling rates. There is an increase in the City compared to a fall in the Shire.	Human attitudes is very hard to change but education has to improve to increase the amount of waste sent to landfill.	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9
Municipal waste composted (tonnes):	Aberdeen City: 2007/08 – 11,274 2008/09 – 11,423 2009/10 – 13,439 2010/11 - 15, 192	Aberdeenshire: 2007/08 – 9,549 2008/09 – 9,684 2009/10 – 9,622 2010/11 – 9, 355	Composting rates has increase in the City compared to a fall recorded in the Shire over 2010/2011 figures	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9
Total municipal waste arising (tonnes):	Aberdeen City: 2007/08 – 138,459 2008/09 – 132,078 2009/10 – 123,966 2010/11 - 118,049	Aberdeenshire: 2007/08 – 153,731 2008/09 – 150,372 2009/10 – 151,010 2010/11 - 154,167	Things are improving in the City but worsening in the Shire	Same as above	SEPA (2009) Waste Data Digest 12
% of Total waste arising recycled	Aberdeen City 2008/09 – 25.9 2009/10 – 26.9 2010/11 - 26.3	Aberdeenshire 2008/09 – 14.8 2009/10 – 15.9 2010/11 - 18.9	Things are improving in the City but worsening in the Shire	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9
% of Total waste arising composted	Aberdeen City 2008/09 – 8.6 2009/10 – 10.8 2010/11 - 12.9	Aberdeenshire 2008/09 – 6.4 2009/10 – 6.4 2010/11 - 6.1	Things are improving in the City but worsening in the Shire	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9
Industrial waste arisings (tonnes):	Aberdeen City: 2009/10 – 90, 087 2010/11 – 96, 040	Aberdeenshire: 2009/10 – 136, 239 2010/11 - 141, 029	Things are worsening in the City and the Shire	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11
Commercial waste arisings (tonnes):	Aberdeen City: 2009/10 – 295, 207 2010/11 – 294, 458	Aberdeenshire: 2009/10 – 185,054 2010/11 - 183, 859	Things are improving slightly in the City and the Shire	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11

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Construction and demolition waste arisings (tonnes):	Aberdeen City: 2009/10 – 82, 880 2010/11 – 51, 952	Aberdeenshire: 2009/10 – 365, 722 2010/11 - 316, 729	Things are worsening in the City and the Shire	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11
Waste capacity Annual capacity (Tonnes)	North east 2007 - 3,845,306 2008 - 3,741,977 2009 - 3,500,370* 2010 - 3,516,494* * Aberdeen City and Shire total	Scotland 2007 - 39,987,613 2008 - 37,843,490 2009 - 38,022,367 2010 - 38,009,045	No substantial change	None	<a href="http://www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx">www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx</a> and landfill capacity reports -
Quantity of waste accepted (tonnes)	Northeast 2007 - 3,899,260 2008 - 1,748,964 2009 - 1,464,247* 2010 - 1,409,272*  * Aberdeen City and Shire total	Scotland 2007 - 16,392,335 2008 - 17,684,064 2009 - 14,023,400 2010 - 15,966,129	No substantial change	None	<a href="http://www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx">www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx</a> and landfill capacity reports -
Landfill capacity	Northeast 2007 - 164,824 2008 - 77,067 2009 - 41,867* 2010 - 26,077*	Scotland 2007 - 518,899 2008 - 453,990 2009 - 295,895 2010 - 318,350	No substantial change	None	<a href="http://www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx">www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx</a> and landfill capacity reports -
Inert waste Landfilled	Northeast 2007 - 2,226,950 2008 - 2,597,185 2009 - 2,556,637* 2010 - 2,524,156	Scotland 2007 - 9,570,931 2008 - 10,867,340 2009 - 7,181,875 2010 - 13,609,135	No substantial change	None	<a href="http://www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx">www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx</a> and landfill capacity reports -
Inert landfill capacity	Northeast 2007 - 606,999 2008 - 552,750 2009 - 451,001** 2010 - 383,899**	Scotland 2007 - 4,894,935 2008 - 4,541,536 2009 - 4,110,480 2010 - 4,043,451	No substantial change	None	<a href="http://www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx">www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx</a> and landfill capacity reports -
Non-hazardous landfilled  Non hazardous	Northeast 2007 - 7,383,167 2008 - 6,782,674 2009 - 2,743,062 ** 2010 - 6,651,349 **	Scotland 2007 - 62,302,806 2008 - 70,192,059 2009 - 65,619,910 2010 - 63,977,097	No substantial change	None	<a href="http://www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx">www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx</a> and landfill capacity reports -

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landfill capacity	* Aberdeenshire data **Aberdeen City and Shire total				
Peat soils	4 types of peaty soils <ul style="list-style-type: none"> <li>• Blanket peat</li> <li>• Peaty podsols</li> <li>• Peaty gleys</li> <li>• Organic soils rich in peat</li> </ul>	With respect of the rest of Scotland Aberdeen City and Shire seem to be at the fringes of peat soils.	<p><b>Blanket peat</b> is moderately distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region</p> <p><b>Peaty podzol</b> is densely distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region</p> <p><b>Peaty gleys</b> is sparsely distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region</p> <p>Organic soils rich in peat is moderately distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region</p>	Because of the relationship between peat and climate change development must be directed away from peat soils.	www.macaulay.ac.uk
Soil Erosion	From Berwick to Aberdeen, the coastline is eroding, but is stable where there are rocky coasts or coastal defences. From Aberdeen to Inverness the coastline is largely eroding, but parts are being replenished with sand and gravel from larger rivers.	The north of Scotland is mostly stable with little erosion, but south of Mallaig, towards Carlisle, the coastline is predominantly eroding but stable where there are rocky coasts or coastal defences. Precipitation will be greater in the west due to the west-east precipitation gradient.	<p>The coastline is predominantly eroding along the east. Autumn/Winter rainfall is predicted to increase, giving rise to winter storms and affecting runoff and (wind and water) erosion.</p> <p>Upland schemes such as wind farm access roads and recreation tracks (e.g. mountain biking) on steep land can increase surface water runoff and lead to significant soil loss (e.g. gullies).</p>	Increase in soil erosion from wind and water, bad land use practices, such as locating tracks/access roads on steep/ upland areas as well as using motorised vehicles on sand dunes.	<p>Aberdeen City (2007) State of the Environment Report <a href="http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=15960&amp;SID=883">http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=15960&amp;SID=883</a></p> <p>SEPA (2006) State of Scotland's Environment Report 2006 <a href="http://www.sepa.org.uk/science_and_research/data_and_reports/state_of_the_environment.aspx">http://www.sepa.org.uk/science_and_research/data_and_reports/state_of_the_environment.aspx</a></p>

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### Appendix 2.4 Biodiversity (Natural Heritage Designations)

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
International natural heritage designations (Ramsar)	Aberdeen City site – 0 hectare - 0	Aberdeenshire – sites – 3 Hectares - 1051	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> (Accessed 12 March 2013)  <i>Source: SNH 2009</i>
International natural heritage designations (Special Areas of Conservation (SAC))	Aberdeen City site – 1 hectare - 155	Aberdeenshire – sites – 8 Hectares - 5545	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> (Accessed 12 March 2013)  <i>Source: SNH 2009</i>
International natural heritage designations (Special Protection Areas (SPA))	Aberdeen City site – 0 hectare - 0	Aberdeenshire – sites – 7 Hectares - 2227	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> (Accessed 12 March 2013)  <i>Source: SNH 2009</i>
National natural heritage designations - Sites of Special Scientific Interest (SSSI)	Aberdeen City site – 4 Corby Lily & Bishops Lochs Scotstown Mor Nigg Bay Cove hectare - 47	Aberdeenshire – sites – 69 Hectares - 15,655	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> (Accessed 12 March 2013)  <i>Source: SNH 2009</i>
National natural heritage designations National Nature Reserve (NNR)	Aberdeen City site – 0 hectare - 0	Aberdeenshire – sites – 2 Hectares - 1072	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> (Accessed 12 March 2013)  <i>Source: SNH 2009</i>
Local Nature Conservation Sites (LNCS)	Aberdeen City Sites- 45  See Table below	See below	No Trend	New development has the potential to put pressure on sites	Aberdeen City Council Local Designated Sites Review Project: <a href="http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=29764&amp;SID=6619">http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=29764&amp;SID=6619</a>
Local natural heritage designations - Sites of Interest of Natural	SINS and District Wildlife Sites replaced by 'Local Nature Conservation Sites'- see above.	Aberdeenshire: Sites of Interest to Natural Science sites – 79	No trend	New development has the potential to put pressure on sites.	SNH, <i>SNHi</i> <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> (Accessed 12 March 2013)

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Science (SINS)					Source: SNH 2009
Local natural heritage designations - District Wildlife Site	DWS and SINS replaced by Local Nature Conservation Sites	Aberdeenshire – sites – 0 Hectares – N/A	No trend	New development has the potential to put pressure on sites.	SNH, SNHi <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> (Accessed 12 March 2013) Source: SNH 2009
Local natural heritage designations Local Nature Reserve (LNR)	Aberdeen City site – 4 hectare - 126	Aberdeenshire – sites – 2 Hectares - 28	No trend	New development has the potential to put pressure on sites.	SNH, SNHi <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> (Accessed 12 March 2013) Source: SNH 2009
Local natural heritage designations - Scottish Wildlife Trust Reserves	Aberdeen City site – 0 hectare – N/A	Aberdeenshire – sites – 4 Hectares – N/A	No trend	New development has the potential to put pressure on sites	SNH, SNHi <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> (Accessed 12 March 2013) Source: SNH 2009
Local natural heritage designations - RSPB Reserves	Aberdeen City site – 0 hectare – N/A	Aberdeenshire – sites – 3 Hectares – N/A	No trend	New development has the potential to put pressure on sites.	SNH, SNHi <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> (Accessed 12 March 2013) Source: SNH 2009
Local natural heritage designations - Ancient Woodland	Aberdeen City site – 140 hectare – N/A	Aberdeenshire – sites – 2,584 Hectares - 45,000	No trend	New development has the potential to put pressure on sites.	SNH, SNHi <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a> (Accessed 12 March 2013) Source: SNH 2009
Quality and availability of public open space in urban and rural areas	The Aberdeen City audit identified 3471 hectares of open space (not including private gardens or sites under 0.2 hectares). The quality of open space varies across the city with public parks and gardens rating the highest and allotments and business amenity open space scoring the lowest rating.	Data for Aberdeenshire Councils Open Space Audit was not available.	The poorest quality parks and open spaces tend to be found within the regeneration priority areas. It is more difficult to provide open space within densely populated areas.	Development pressure to build on urban open spaces.  Supplementary guidance on open space encourages the development of more useful, publicly desirable and efficient types of open space, such as natural areas, green corridors, play spaces and allotments.	Aberdeen City Council (2010) Open Space Audit



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<p>Condition of qualifying features of River Dee SAC</p>	<p>Qualifying features and last assessed condition:</p> <ul style="list-style-type: none"> <li>• Atlantic salmon – favourable maintained</li> <li>• Otter – favourable maintained</li> <li>• Freshwater pearl mussel- unfavourable no change</li> </ul>		<p>No changes in condition of qualifying features.</p>	<p>New development has the potential to put pressure on the River Dee SAC through habitat loss, recreational impact, water abstraction, pollution and disturbance</p>	<p>SNH Website  <a href="http://gateway.snh.gov.uk/sitelink/siteinfo.jsp?pa_code=8357">http://gateway.snh.gov.uk/sitelink/siteinfo.jsp?pa_code=8357</a></p>
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Local Nature Conservation Sites In Aberdeen City	Aberdeen-Inverness- Kittybrewster Railway Line	Wet Cults Woodland	Walker Dam and Rubislaw Quarry
	Balgownie- Blackdog Links	Allan Park Pond	West Hatton
	Corby Loch	Balnagask to Cove	Baads Moss
	Cults Den	Culter Burn	Bucksburn
	Denwood- Hazelhead	Culter Quarry	Culter Compensation Dam
	Den of Mossie	Den of Leggart	Deeside Old Railway Line
	Grandholm Moss	Farburn Wood	Den of Maidencraig
	Hilton Wood	Hazelhead Park	Foggieton
	Leuchar Moss	Kinaldie Den	Hillhead Road
	Murtle Den	Loirston Loch	Kincorth Hill
	River Dee Corridor	Old Manse Wood	Moss of Auchlea
	Rubislaw	River Don Corridor	Peterculter
	Southlasts Mire	Rubislaw Quarry	Rotten of Gairn
	Tullos Hill	Stoneyhill Wood	Scotstown
	Three Hills	Westburn of Rubislaw	Woodlands Wood- Biedleston

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### Appendix 2.5 Human Health

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
Quality and availability of public open space	The Aberdeen City audit identified 3471 hectares of open space (not including private gardens or sites under 0.2 hectares). The quality of open space varies across the city with public parks and gardens rating the highest and allotments and business amenity open space scoring the lowest rating.	Data for Aberdeenshire Councils Open Space Audit was not available.	The poorest quality parks and open spaces in the City tend to be found within the regeneration priority areas. It is more difficult to provide open space within densely populated areas.	Development pressure to build on urban open spaces.  Open Space supplementary guidance encourage the development of more useful, publicly desirable and efficient types of open space, such as natural areas, green corridors, play spaces and allotments.	Aberdeen City Council (2010) Open Space Audit
Life expectancy at birth (years)	Aberdeen Male <ul style="list-style-type: none"> <li>• 1998-2000 – 73.8</li> <li>• 2003-2005 – 74.9</li> <li>• 2008-2010 – 76.3</li> <li>• 2010-2012 – 77.1</li> </ul> Female <ul style="list-style-type: none"> <li>• 1998-2000 – 79.1</li> <li>• 2003-2005 – 79.9</li> <li>• 2008-2010 – 80.9</li> <li>• 2010-2012 – 81.2</li> </ul>	Aberdeenshire: Male <ul style="list-style-type: none"> <li>• 1998-2000 - 75.2</li> <li>• 2003-2005 - 76.7</li> <li>• 2008-2010 -78.2</li> <li>• 2010-2012 – 78.9</li> </ul> Female <ul style="list-style-type: none"> <li>• 1998-2000 - 80.2</li> <li>• 2003-2005 – 81.0</li> <li>• 2008-2010 – 81.7</li> <li>• 2010-2012 – 82.1</li> </ul> Scottish Men <ul style="list-style-type: none"> <li>• 1998-2000 – 72.9</li> <li>• 2003-2005 – 74.2</li> <li>• 2008-2010 - 75.5</li> <li>• 2010-2012 0 76.6</li> </ul> Female <ul style="list-style-type: none"> <li>• 1998-2000 – 78.4</li> <li>• 2003-2005 – 79.2</li> </ul>	Life expectancy is improving year on year in the City and the Shire compared with Scottish figures. In both the City and the Shire female life expectancy is much higher, although the Shire is faring much better than the City.	Increasing life expectancy has longer-term cost implications for local authorities for service and housing provisions for ageing population.	General Register Office for Scotland (2011). <i>Life Expectancy for areas in Scotland, 2008-2010</i> [Online] Available at <a href="http://www.gro-scotland.gov.uk/files2/stats/life-expectancy-areas-in-scotland/2008-2010/le-areas-scotland-2008-2010.pdf">http://www.gro-scotland.gov.uk/files2/stats/life-expectancy-areas-in-scotland/2008-2010/le-areas-scotland-2008-2010.pdf</a> (Accessed 12 March 2013)

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		<ul style="list-style-type: none"> <li>• 2008-2010 – 80.4</li> <li>• 2010-2012 – 80.8</li> </ul>			
Healthy life expectancy at birth (& 65) years	<p>Aberdeen</p> <p>Male</p> <ul style="list-style-type: none"> <li>• 1999-2000 -55.6 (7.4)</li> <li>• 2003-2005 – No data</li> <li>• 2008-2010 – No data</li> </ul> <p>Female</p> <ul style="list-style-type: none"> <li>• 1999-2000 -57.3 (8.5)</li> <li>• 2003-2005 – No data</li> <li>• 2008-2010 – No data</li> </ul>	<p>Aberdeenshire</p> <p>Male</p> <ul style="list-style-type: none"> <li>• 1999-2000 -58.2 (9.7)</li> <li>• 2003-2005 – No data</li> <li>• 2008-2010 – No data</li> </ul> <p>Female</p> <ul style="list-style-type: none"> <li>• 1999-2000 -60.7 (9.9)</li> <li>• 2003-2005 – No data</li> <li>• 2008-2010 – No data</li> </ul>	<p>Healthy Life Expectancy represents the number of years that an individual can expect to live in good health.</p> <p>No trend</p>	Same as above.	<p>Clark, D., McKeon, A., Sutton, M. and Wood, R. (2004) Healthy Life Expectancy in Scotland. <i>HLE Measurement in Scotland Steering Group</i> [online] Available from <a href="http://www.isdscotlandarchive.scot.nhs.uk/isd/files/HLE_report_2004.pdf">http://www.isdscotlandarchive.scot.nhs.uk/isd/files/HLE_report_2004.pdf</a> (Accessed 12 March 2013)</p>
Sport and recreation facilities in areas of identified need	Aberdeen and Aberdeenshire both require sporting facilities ranging from badminton courts and golf courses to swimming pools	No trend	Positive steps have been made to ensure everyone has access to sport, leisure and recreation facilities, however limited progress has been made to provide.	Local facilities will be addressed through the Local Development Plans although if regional sporting facilities are identified these may come through the SDP.	Aberdeen City Council (2002) Active Aberdeen 2002-2007: A sport, recreation and physical activity strategy for Aberdeen City Aberdeenshire Council (2005) Sports Facility Study Updated Report
Care home place for Adults	Aberdeen 2012 -2,036	Aberdeenshire 2012- 2,061	No trend	Ageing population and disability will put pressure on resources and housing provision suitable for the elderly.	Aberdeen City Council (2013) Behind the Granite: Aberdeen Key Facts 2013 Available from <a href="http://www.aberdeencity.gov.uk/nmsruntime/sav_easdialog.asp?ID=48078&amp;SID=332">http://www.aberdeencity.gov.uk/nmsruntime/sav_easdialog.asp?ID=48078&amp;SID=332</a> (Accessed 14 March 2013)
Children looked after by LA	Aberdeen 2009 - 701 2010 -690 2011- 642	Aberdeenshire 2009 - 458 2010 -496 2011- 498	Things are improving in the City compared with the Shire	Pressure on Government and Local Authority resources.	Same as above
Children on child protection register	Aberdeen 2009 - 180 2010 - 119 2011- 96	Aberdeenshire 2009 - 81 2010 -51 2011- 68	Things are improving in the City compared with the Shire where the situation improved in 2010 but rose again in 2011	Pressure on Government and Local Authority resources.	Same as above
All crimes recorded by police	Aberdeen 2009/10 - 18729 2010/11 -18749 2011/12- 17877	Aberdeenshire 2009/10 - 8088 2010/11 -8064 2011/12- 7513	Things are improving	Crime and fear of crime can affect people's quality of life.	Same as above
Fuel poor households private tenure	Aberdeen 2009-11- 21%	Aberdeenshire 2009-11 -38%	Things are worsening	Worsening economy, longer winters, higher fuel prices and falling value of	Same as above

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				the pound worsens the situation.	
Fuel poor households public tenure	Aberdeen 2009-11- 29%	Aberdeenshire 2009-11 -26%	Things are worsening	Worsening economy, longer winters, higher fuel prices and falling value of the pound worsens the situation.	Same as above
Fuel poor	Aberdeen 2009-11- 23%	Aberdeenshire 2009-11 -35%	Things are worsening	Worsening economy, longer winters, higher fuel prices and falling value of the pounds worsens the situation	Same as above
Income support	Aberdeen Feb 2012 -4420	Aberdeenshire Feb 2012 -2980	No trend collected	Pressure on Government and LA resources.	Same as above
Drug-related deaths	Aberdeen 2008 - 27 2009 - 27 2010 - 31 2011 - 39	Aberdeenshire 2008 - 11 2009 -18 2010 - 10 2011 - 19	No substantial improvement	Pressure on NHS, Government and LA resources.	Same as above
Alcohol-related deaths	Aberdeen 2008 - 37 2009 - 52 2010 - 48 2011 - 33	Aberdeenshire 2008 - 33 2009 -29 2010 - 20 2011 - 22	No substantial improvement	Pressure on NHS, Government and LA resources.	Same as above
Population with Disability	Aberdeen 2001 – 37173 (17.0%) 2013 – No data	Aberdeenshire 2001 – 34755 (15.3%) 2013 – No data	No trend collected	Pressure on Government and LA resources.	Same as above
Unemployment	Aberdeen 2012– 22 (8%) 2013 – No data	Aberdeenshire 20012 – 5 (2%) 2013 – No data	Low unemployment in the City and Shire compared to the rest of the country	Pressure on Government and LA resources.	Same as above
Most deprived data zones - SIMD	Aberdeen 2012– 3180 (2.1%) 2013 – No data	Aberdeenshire 20012 – 1858 (1.2%) 2013 – No data	No trend collected	Pressure on Government and LA resources.	Same as above
Incapacity benefit	Aberdeen 2012– 4840 2013 – No data	Aberdeenshire 20012 – 3810 2013 – No data	No trend collected	Pressure on Government and LA resources.	Same as above

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### Appendix 2.6 Population

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Established Population (2013)	<ul style="list-style-type: none"> <li>2013 – 227,130</li> </ul>	<ul style="list-style-type: none"> <li>2013 – 257,740</li> </ul>	There is a 1.0% increase from 2012 in Aberdeen City.	It has implications for increased provision of housing, industry and services to meet the needs of growing population and therefore the potential pressure on resources.	National Records of Scotland local authority demographic factsheet – Aberdeen City <a href="http://gro-scotland.gov.uk/statistics/at-a-glance/council-areas-map.html">http://gro-scotland.gov.uk/statistics/at-a-glance/council-areas-map.html</a>
Population Projection (2012 based)	<p>Aberdeen</p> <ul style="list-style-type: none"> <li>2017 – 236,400</li> <li>2022 – 249,896</li> <li>2027 – 263,477</li> <li>2032 – 276,397</li> </ul>	<p>Aberdeenshire</p> <ul style="list-style-type: none"> <li>2017 – 264,248</li> <li>2022 – 273,706</li> <li>2027 – 283,104</li> <li>2032 – 291,890</li> </ul>	The projections show increasing population in the City and the Shire.	Same as above	General Register Office for Scotland (2012). Population Projections for Scottish Areas (2012-based) <a href="http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html">http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html</a>
Established Households	<ul style="list-style-type: none"> <li>2010 – 103,285</li> <li>2011 – 103,285</li> <li>2012 – 103,934</li> <li>2013 – 105,047</li> </ul>	<ul style="list-style-type: none"> <li>2010 - 104,017</li> <li>2011 – 105,006</li> <li>2012 – 106,018</li> <li>2013 – 107,128</li> </ul>	This represents a 1.1% increase 2012-2013 in the number of households for Aberdeen City, compared to 0.6% for Scotland as a whole	Same as above	
Household projections (2012 based)	<p>Aberdeen</p> <ul style="list-style-type: none"> <li>2017 – 110,958</li> <li>2022 – 117,834</li> <li>2027 – 124,729</li> <li>2032 – 132,326</li> </ul>	<p>Aberdeenshire</p> <ul style="list-style-type: none"> <li>2017 – 111,042</li> <li>2022 – 116,058</li> <li>2027 – 120,709</li> <li>2032 – 125,014</li> </ul>	The projections show increasing households in the City and the Shire.	Same as above	General Register Office for Scotland (2012). Household Projections for Scottish Areas (2010-based) <a href="http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html">http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html</a>
Household size (2012)	<p>Aberdeen</p> <ul style="list-style-type: none"> <li>2010 – 2.01</li> <li>2015 – 1.99</li> <li>2020 – 1.95</li> </ul>	<p>Aberdeenshire</p> <ul style="list-style-type: none"> <li>2010 – 2.35</li> <li>2015 – 2.32</li> <li>2020 – 2.27</li> </ul>	The projections show falling household size in the City and the Shire.	Same as above	General Register Office for Scotland (2012). Household Projections for Scottish Areas (2010-based) <a href="http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html">http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html</a>

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Population Change	<p>Aberdeen</p> <ul style="list-style-type: none"> <li>• 2001 - 211910</li> <li>• 2010 – 217120</li> <li>• 2011 – 220420</li> <li>• 10yrs’ change -9.1%</li> <li>• 1 yr’s change -1.5%</li> </ul>	<p>Aberdeenshire</p> <ul style="list-style-type: none"> <li>• 2001 - 226940</li> <li>• 2010 – 245780</li> <li>• 2011 – 247600</li> <li>• 10yrs’ change – 4%</li> <li>• 1 yr’s change - 0.7%</li> </ul>	Both areas are doing better than the Scottish average change of 0.6%. Over 10 years the City has added 8,520 persons to its population compared to the Shire’s 20,660 addition	Potential implications of a growing population for housing provision; also highly influenced by the changing age structure and lifestyle preferences of the population.	<p>General Register Office for Scotland (2012) Components of population change by administrative area, mid-2010 to mid-2011. <a href="http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html">http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html</a></p> <p>Aberdeen City and Shire SDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i></p>
Population Structure (2012)	<p>Aberdeen</p> <ul style="list-style-type: none"> <li>• Under 16 -16%</li> <li>• Working Age -67%</li> <li>• Pensionable age - 17%</li> <li>• Median age -37</li> </ul>	<p>Aberdeenshire</p> <ul style="list-style-type: none"> <li>• Under 16 -19%</li> <li>• Working Age -58%</li> <li>• Pensionable age -20%</li> <li>• Median age -42</li> </ul>	A trend exists if data is collected on the basis of male/female. But no trend exists for data collected on the basis of total persons before 2011.	A large proportion of working age population means large future pensionable and ageing population- will have implications for future housing and service provision.	<p>General Register Office for Scotland (2012) Components of population change by administrative area, mid-2010 to mid-2011. <a href="http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html">http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html</a></p> <p>Aberdeen City and Shire SDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i></p>
Population density	<ul style="list-style-type: none"> <li>• Area – 186 Km2</li> <li>• 2012- 1187</li> <li>• 2013 - 1211</li> </ul>	<p>Aberdeenshire</p> <ul style="list-style-type: none"> <li>• Area – 6313km2</li> <li>• 2012 – 39</li> <li>• 2013 – 41</li> </ul>	The density is higher in the city than the shire.	<p>There will be more pressure on resources provided in the City in one sense but less pressure on burning of fossil fuel on distance travelled in the City.</p> <p>Greater opportunity to introduce sustainable mobility in the City.</p>	<p>General Register Office for Scotland (2012) Components of population change by administrative area, mid-2010 to mid-2011. <a href="http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html">http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html</a></p> <p>Aberdeen City and Shire SDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i></p>

## Appendix 2.7 Cultural Heritage

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Listed buildings	<p>Aberdeen City</p> <p>Listed buildings</p> <ul style="list-style-type: none"> <li>• 2013– 1,215</li> <li>• 68 A Listed</li> <li>• 681 B Listed</li> <li>• 466 C Listed</li> </ul>	<p>Aberdeenshire</p> <ul style="list-style-type: none"> <li>• 2013– 3,715</li> </ul> <p>Aberdeen City and Shire</p> <p>Listed buildings</p> <ul style="list-style-type: none"> <li>• 2013– 4,927</li> </ul>	No change	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	Aberdeen City and Shire SDPA (2009) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i>

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Listed buildings at risk	Aberdeen City • 2013 – 26	Aberdeenshire • 2013– 228  Aberdeen City and Shire • 2013 – 254	No change	Development pressures will continue to put pressure on listed buildings, especially those in a poor state of repair and considered at risk.	Buildings at Risk Register for Scotland: <a href="http://www.buildingsatrisk.org.uk">www.buildingsatrisk.org.uk</a>
Conservation Areas	Aberdeen City • 2013 – 11	Aberdeenshire • 2013 – 49  Aberdeen City and Shire • 2013 – 60	No change- current Conservation Area Appraisals and Management Plans are in the process of being produced.	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	Aberdeen City Council
Scheduled Ancient Monuments	Aberdeen City • 2013 – 44	Aberdeenshire • 2013– 581  Aberdeen City and Shire • 2013 – 625	No change	New development has the potential to put pressure on, or be constrained by, built and cultural sites.  Damage to remains of local importance is mostly caused by vandalism, new developments, ploughing, forestry activities, wildlife and coastal erosion.	List of Scheduled Ancient Monuments <a href="http://hsewsf.sedsh.gov.uk/pls/html/db/dmzlive.pdf?sched?pid=130410132559">http://hsewsf.sedsh.gov.uk/pls/html/db/dmzlive.pdf?sched?pid=130410132559</a>
Archaeological Sites and Monuments Record	Aberdeen City • 2013– 699	Aberdeenshire • 2013 – 17,631  Aberdeen City and Shire • 2013 – 18,330	No change	Same as above.	Aberdeen City Council Sites and Monuments Record
Gardens and designed landscapes	Aberdeen City • 2013 – 1 Duthie Park	Aberdeenshire • 2013- 27 Aberdeen City and Shire • 2013 - 28	No change	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	<a href="http://www.historic-scotland.gov.uk">www.historic-scotland.gov.uk</a>

### Appendix 2.8 Landscape

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Landscape character	There are 42 landscape character areas in Aberdeenshire, including 9	The four Landscape Character Assessments that cover the North East provides a brief overview of	No trend	The inappropriate scale and insensitive siting of future new development may adversely	Scottish Natural Heritage (1997) <i>National programme of landscape character assessment: Banff and</i>



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	<p>within the CNP.</p> <p>In Aberdeen there are 27 landscape character areas.</p>	<p>past land use practices and discusses potential land uses for existing landscapes.</p>		<p>affect landscape characteristics (e.g. changing its landscape character type, not respecting local topography/contours). New development not fitting in with the landscape's capacity to absorb further developments (e.g. design, layout and sense of place) – need to promote suitable development capacity.</p>	<p><i>Buchan</i>, Review No 37. Scottish Natural Heritage (1996) <i>Cairngorms landscape assessment</i>, Review No 75. Scottish Natural Heritage (1996) <i>Landscape character assessment of Aberdeen</i>, Review No 80 Scottish Natural Heritage (1998) <i>South and Central Aberdeenshire: landscape character assessment</i>, Review No 102.</p>
<p><b>Landscape</b> Dev't in Energetica Framework Area (ALDP 01 Bus 5)</p>	<p><b>Applications Received</b></p> <ul style="list-style-type: none"> <li>06/12-10/12 - 0</li> <li>10/12- 06/13 – 2</li> </ul> <p><b>No of Approvals</b></p> <ul style="list-style-type: none"> <li>06/12-10/12 - 0</li> <li>10/12- 06/13 - 2</li> </ul> <p><b>No of Refusals</b></p> <ul style="list-style-type: none"> <li>06/12-10/12 - 0</li> <li>10/12- 06/13 - 0</li> </ul>	No data	No significant increase	No known constraint	Aberdeenshire Council Monitoring Statement
<p>Landscape Layout, siting, and design of new developments ALDP 08 Isd2</p>	<p><b>Applications Received</b></p> <ul style="list-style-type: none"> <li>06/12-10/12 - 53</li> <li>10/12- 06/13 -1296</li> </ul> <p><b>No of Approvals</b></p> <ul style="list-style-type: none"> <li>06/12-10/12 - 40</li> <li>10/12- 06/13 - 1169</li> </ul> <p><b>No of Refusals</b></p> <ul style="list-style-type: none"> <li>06/12-10/12 -13</li> <li>10/12- 06/13 - 127</li> </ul>	No data	Significant application of policy	There could be mixed effect for landscape	Aberdeenshire Council Monitoring Statement
<p>How "Landscape character" Policy is applied to planning applications</p>	<p><b>Applications Received</b></p> <ul style="list-style-type: none"> <li>06/12-10/12 – 21</li> <li>10/12- 06/13- 187</li> </ul> <p><b>No of Approvals</b></p> <ul style="list-style-type: none"> <li>06/12-10/12 – 13</li> <li>10/12- 06/13- 130</li> </ul> <p><b>No of Refusals</b></p> <ul style="list-style-type: none"> <li>06/12-10/12 – 7</li> </ul>	No data	Number of applications have increased	Applications with LSE are being refused while applications consistent with safeguards are being approved	Aberdeenshire Council Monitoring Statement

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	<ul style="list-style-type: none"> <li>10/12- 06/13- 57</li> </ul>				
How "Valued views" Policy is applied to Planning Applications	<p><b>Applications Received</b></p> <ul style="list-style-type: none"> <li>06/12-10/12 – 2</li> <li>10/12- 06/13- 19</li> </ul> <p><b>No of Approvals</b></p> <ul style="list-style-type: none"> <li>06/12-10/12 – 2</li> <li>10/12- 06/13- 16</li> </ul> <p><b>No of Refusals</b></p> <ul style="list-style-type: none"> <li>06/12-10/12 – 0</li> <li>10/12- 06/13- 3</li> </ul>	No data	Number of applications have increased	Applications with LSE are being refused while applications consistent with safeguards are being approved	Aberdeenshire Council Monitoring Statement
How "Public open space" Policy is applied to Planning Applications	<p><b>Applications Received</b></p> <ul style="list-style-type: none"> <li>06/12-10/12 – 9</li> <li>10/12- 06/13- 31</li> </ul> <p><b>No of Approvals</b></p> <ul style="list-style-type: none"> <li>06/12-10/12 – 8</li> <li>10/12- 06/13- 21</li> </ul> <p><b>No of Refusals</b></p> <ul style="list-style-type: none"> <li>06/12-10/12 – 1</li> <li>10/12- 06/13- 10</li> </ul>	No data	Number of applications have increased	Applications with LSE are being refused while applications consistent with safeguards are being approved	Aberdeenshire Council Monitoring Statement
Land Uses (2009)	<p>Aberdeenshire (6313 sq km)</p> <p>631300 ha</p>	<p>Aberdeen City (186 sq km)</p> <p>18600 ha</p>		Ongoing conflict between how maintenance and quality is open space is perceived – Maintenance, grass cutting vs. allowing some open space to develop into semi-natural vegetation so as to enhance biodiversity.	<p>Aberdeenshire Council Open Space Audit</p> <p>Aberdeen City Open Space Audit</p>
<ul style="list-style-type: none"> <li>Roads and tracks</li> </ul>	3.90	884.57	No Trend	Same as above	Same as above
<ul style="list-style-type: none"> <li>Roadside (manmade)</li> </ul>	0.00	307.99	No Trend	Same as above	Same as above
<ul style="list-style-type: none"> <li>Parking/loading</li> </ul>	0.42	650.30	No Trend	Same as above	Same as above
<ul style="list-style-type: none"> <li>Roadside (unknown)</li> </ul>	0.31	68.54	No Trend	Same as above	Same as above
<ul style="list-style-type: none"> <li>Tidal water</li> </ul>	0.00	172.66	No Trend	Same as above	Same as above
<ul style="list-style-type: none"> <li>Foreshore/rocks</li> </ul>	72.88	511.77	No Trend	Same as above	Same as above
<ul style="list-style-type: none"> <li>Railway</li> </ul>	0.00	81.25	No Trend	Same as above	Same as above
<ul style="list-style-type: none"> <li>Path</li> </ul>	4.86	92.83	No Trend	Same as above	Same as above

## Appendix 2

• Residential	6.50	688.84	No Trend	Same as above	Same as above
• Commercial/Institutional	2.53	228.28	No Trend	Same as above	Same as above
• Glasshouses	0.00	2.32	No Trend	Same as above	Same as above
• other structures	2.22	16.62	No Trend	Same as above	Same as above
• Airports	0.00	183.97	No Trend	Same as above	Same as above
• Public Park and Garden	114.34	265.01	No Trend	Same as above	Same as above
• Private Garden	41.20	1698.45	No Trend	Same as above	Same as above
• School Grounds	74.24	124.01	No Trend	Same as above	Same as above
• Institutional Grounds	14.43	77.28	No Trend	Same as above	Same as above
• Amenity Residential	125.93	483.85	No Trend	Same as above	Same as above
• Amenity Business	69.06	207.16	No Trend	Same as above	Same as above
• Amenity Transport	51.49	249.07	No Trend	Same as above	Same as above
• Play space	28.75	4.56	No Trend	Same as above	Same as above
• Playing Fields	93.63	117.69	No Trend	Same as above	Same as above
• Golf Courses	225.35	676.56	No Trend	Same as above	Same as above
• Tennis Courts	3.85	3.84	No Trend	Same as above	Same as above
• Bowling Greens	2.91	3.58	No Trend	Same as above	Same as above
• Other Sports	7.85	7.73	No Trend	Same as above	Same as above
• Green Corridors/Riparian Routes	0.14	0	No Trend	Same as above	Same as above
• Green Access Routes	4.15	24.19	No Trend	Same as above	Same as above
• Riparian Routes	35.54	28.12	No Trend	Same as above	Same as above
• Woodlands	188.85	761.69	No Trend	Same as above	Same as above
• Open Semi-natural	162.68	818.69	No Trend	Same as above	Same as above
• Open Water	0.15	281.48	No Trend	Same as above	Same as above
• Allotment	5.55	20.50	No Trend	Same as above	Same as above
• Church Yard	7.10	4.77	No Trend	Same as above	Same as above
• Cemetery	14.26	35.67	No Trend	Same as above	Same as above
• Other Functional Grounds	15.32	12.46	No Trend	Same as above	Same as above
• Civic space	10.95	0.72	No Trend	Same as above	Same as above
• Farmland	12.06	4363.81	No Trend	Same as above	Same as above
• Moorland	0.03	0.34	No Trend	Same as above	Same as above

## Appendix 2

• other e.g landfill, quarry	14.05	98.42	No Trend	Same as above	Same as above
• Area undergoing change	31.05	26.55	No Trend	Same as above	Same as above
• Total Greenspace area surveyed (ha)	1,448.51	14, 286.13	No Trend	Same as above	Same as above
• Un-surveyed Greenspace area (ha)	626,851.49	4,313.87	No Trend		Same as above

### Appendix 2.9 Material Assets

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Existing flood defences	There are 2 flood prevention schemes in Aberdeen City.	There are 3 flood prevention schemes in Aberdeenshire	Flood defence schemes will progressively be affected by soil/sand erosion from increasing rainfall and storm events, which will affect their stability and effectiveness. As a result, there will be a need to increase the maintenance these defences, and possibly relocate them.	Predicted rise in sea level may result in existing flood defences being inadequate. The predicted rise in storm events and winter precipitation is likely to increase soil/sand erosion from the wind and rain/water, which may prevent flood defence schemes functioning properly and result in their failure (e.g. collapse).	Office of Science and Technology (2005) Foresight report: <i>Future Flooding Scotland</i> <a href="http://www.foresight.gov.uk/Scotland/Final_Scotland.pdf">http://www.foresight.gov.uk/Scotland/Final_Scotland.pdf</a>  SEPA (2006) Indicative River & Coastal Flood Map (Scotland)  Aberdeenshire Council (2007) <i>Flooding in Aberdeenshire: Sixth Biennial Report</i> <a href="http://www.aberdeenshire.gov.uk/flooding/report/6th_biennial_report.pdf">http://www.aberdeenshire.gov.uk/flooding/report/6th_biennial_report.pdf</a>
Council tax Band D	Aberdeen 2010/11 - £1230 2011/12 - £1230	Aberdeenshire 2010/11 - £1141 2011/12 - £1141	No change	Government policy on keeping household costs down affects how much councils can charge for Council tax.	Aberdeen City Council (2013) Behind the Granite: Aberdeen Key Facts 2013 Available from <a href="http://www.aberdeencity.gov.uk/nmsruntime/save_asdialog.asp?IID=48078&amp;SID=332">http://www.aberdeencity.gov.uk/nmsruntime/save_asdialog.asp?IID=48078&amp;SID=332</a> (Accessed 14 March 2013)
Household tenure – owner occupied	Aberdeen 2009/10 – 60% 2011 – 57%	Aberdeenshire 2009/10 – 74% 2011 - 73%  Scotland 2011 – 48%	Substantial owner housing in City and Shire although it is higher in the Shire	House prices for first time buyers may be a constraint as so is the general economic climate.	Same as above

## Appendix 2

Household tenure – social rent	Aberdeen 2009/10 – 24% 2011 – 24%	Aberdeenshire 2009/10 – 17% 2011 – 16%  Scotland 2011 – 24%	Low compared those living in their own homes	Ability of social landlords to build more homes.	Same as above
Household tenure – private rent	Aberdeen 2009/10 – 14% 2011 – 17%	Aberdeenshire 2009/10 – 8% 2011 – 9%  Scotland 2011 – 12%	Lowest tenure	Probably open market rental values will constrain choice in this sector.	Same as above
Public-sector housing stock	Aberdeen March 2012 - 22,740	Aberdeenshire March 2012 - 12,877	No trend collected	Issue is energy efficiency in this sector.	Same as above
New Dwellings – Housing Completion	Aberdeen 2007/08 - 928 2008/09 - 258 2009/10 - 280 2010/11 - 607	Aberdeenshire 2007/08 - 1,528 2008/09 - 1,509 2009/10 - 1,687 2010/11 - 1,471	Fall in the latest data for the Shire but a rise in the latest data for the City. Continues to fluctuate over the medium term.	The economic climate can constrain how many new houses could be completed.	Same as above.
Economic Activity Rates,	Aberdeen 2012 - 83.0% 2013 – 79.9%	Aberdeenshire 2012 - 82.6% 2013 – 81.9%	Quite high for the City and the Shire	The oil industry is boosting performance in the North East	Same as above
Average Gross Weekly earnings	Aberdeen 2011/12 - £574.9 2013 - £586.9	Aberdeenshire 2011/12 - £456.7 2013 - £472.0  Scotland 2013- £484.9	Aberdeen City is high compared to the Shire and national averages. This difference is even higher for full-time employees.	The oil industry is boosting performance in the North East.	Same as above
Supply/delivery of Affordable Housing	Aberdeen City 2006/07- 104 2007/08- 59 2008/09- 168 2009/10- 267 2011/12- 309	Aberdeenshire 2006/07- 132 2007/08- 180 2008/09- 492 2009/10- 252 2010/11- 158	The supply of affordable homes in the North East is not meeting the demand and affordability pressures remain.	There is a need to increase the supply of housing to improve affordability.	Aberdeen City and Shire SDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i>  <i>Aberdeen City and Shire Housing Need and Demand Assessment</i> - Data on Local Authority new building are provided quarterly by NB1 returns from Councils and data on housing subsidised through

## Appendix 2

	5 year average – 181 (average 27% of annual completions)	5 year average- 243 (average 16% of annual completions)			AHIP are drawn by the Scottish Government from data on the administration of housing support grants.
Employment Land supply (see tables below)	The supply of marketable employment land in Aberdeenshire currently stands at 211ha, however only 46ha of this is immediately available. Constrained supply in the Shire currently stands at 130ha.	The supply of marketable employment land in Aberdeen City currently stands at 87ha, however only 27ha of this is immediately available (2011 Employment Land Audit). Constrained supply currently stands as 103ha.	<p>Aberdeen City has shown a trend of diminishing established supply of land for business use as previous allocations are developed. However, we might expect the marketable supply to recover with the adoption of the Local Development Plan in February 2012, which allocated significant new sites for employment uses.</p> <p>For Aberdeenshire, (within the strategic growth areas), there has been a trend of diminishing established supply of land for business use. The marketable supply has remained around a consistent level.</p>	<p>Uneven supply of employment land has impacts on ability to work and live within a close proximity thus increasing the likelihood of people travelling to work by private means.</p> <p>Economic growth will be constrained without a reasonable supply of land which is immediately available.</p>	Aberdeen City and Shire Employment Land Audit 2007, 2009, 2010, 2011.

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### Employment Land Supply

	<b>Established</b>	<b>Constrained</b>	<b>Marketable</b>	<b>Immediately Available</b>	<b>Under Construction</b>
2006	239	181	40	34	1
2007	235	171	53	27	7
2008	225	171	42	24	10
2009	217	103	91	31	2
2010	211	103	88	28	-
2011	210	103	87	60	-
2012	298	147	125	58	-
2013	272	89	375	116	-

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	No of PVAs	Annual Average Damage	River Flooding	Coastal Flooding	Surface Water Flooding	Total Area (Km 2)	Property in PVA (Resid.)	Property in PVA (Non-Resid.)	Land Cover in PVA (Urban)	Land Cover in PVA (Agric)	Land Cover in PVA (Forestry)
<b>Aberdeen City</b>	<b>9</b>										
Buchan Coastal (Bridge of Don)		£390,000	3%	0%	97%	5	27(1.1%)	8 (4.6%)	70%	30%	0%
Aberdeen North Coastal (Seaton)		£920,000	30%	11%	59%	31	137 (1.2%)	7 (1.3%)	100%	0%	0%
River Don (Danestone)		£3,600,000	63%	4%	33%	47	407 (2.7%)	29 (5.9%)	85%	15%	0%
River Don (Dyce)		£1,070,000	43%	0%	57%	11	75 (1.9%)	23 (4.3%)	25%	58%	17%
Aberdeen South Central (Kincorth)		£1,000,000	52%	19%	29%	166	64(1.3%)	24 (6.1%)	95%	0%	4%
Aberdeen South Central (Rosemount)		£13,020,000	48%	22%	30%	63	918 (2.2%)	260 (7%)	76%	21%	2%
River Dee (Cults)		£1,020,000	35%	9%	56%	4	96 (0.9%)	22 (4.9%)	22%	62%	16%
River Dee (Peterculter)		£1,370,000	67%	0%	33%	17	219 (13.8%)	2 (2.9%)	20%	67%	13%
		£22,390,000				344					
<b>Aberdeenshire</b>	<b>18</b>										
Banff Coastal (Banff)		£2,900,000	15%	25%	60%	39km2	286 (6.2%)	52(14%)	9%	85%	5%
River Devron (Huntly)		£1,330,000	66%	0%	34%	20km2	163 (6.8%)	17 (6.9%)	11%	86%	3%
River Devron (Turriff)		£390,000	48%	0%	52%	32km2	25 (1.3%)	12 (6.3%)	19%	78%	3%
Buchan Coastal (Ellon)		£460,000	64%	3%	33%	75km2	32 (1.9%)	12 (5.3%)	15%	85%	0%
Buchan Coastal (Peterhead)		£870,000	11%	50%	39%	32km2	58 (.6%)	19(2.6%)	24%	73%	0%
Buchan Coastal (Fraserburgh)		£540,000.	8%	49%	43%	40km2	37 (0.6%)	12 (2.3%)	10%	83%	7%
Buchan Coastal (Newmachar)		£290,000.00	19%	0%	81%	10km2	42 (2.5%)	1 (1.9%)	32%	55%	9%
River Ythan (Ellon)		£700,000.00	67%	0%	33%	53km2	99(3.6%)	3 (3.1%)	17%	83%	0%
River Ythan (Methlick)		£610,000.00	44%	0%	56%	8km2	41 (12.3%)	15 ((38.5%)	0%	92%	8%
River Don (Strathdon)		£300,000.00	55%	0%	45%	28km2	12 (15%)	8 (34.8%)	0%	32%	68%
River Don (Port Elphinstone/Kintore/Inverurie)		£1,930,000.00	60%	0%	40%	4km2	239 (3.6%)	20 (3.4%)	7%	86%	7%
River Dee (Ballater)		£1,310,000.00	77%	0%	23%	54km2	181 (18.6%)	13 (8.9%)	14%	23%	63%
River Dee (Westhill)		£350,000.00	16%	0%	84%	36km2	42 (1.4%)	4 (1.7%)	11%	80%	9%
River Dee (Aboyne)		£1,020,000.00	33%	0%	67%	77km2	107 (7.8%)	19 (10.3%)	1%	49%	49%

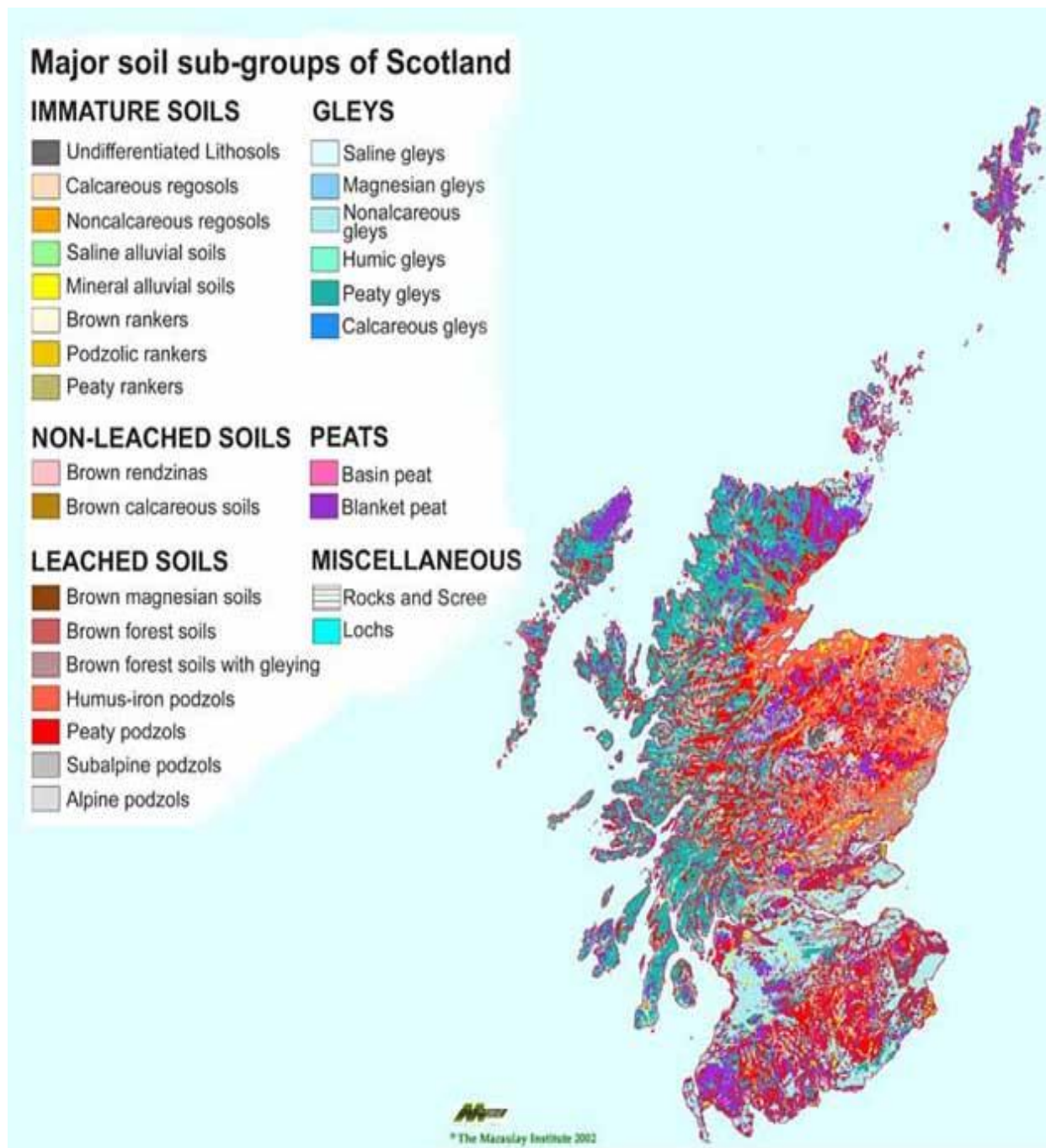


Appendix 2

Kinkandine and Angus Coastal (Stonehaven)	£4,080,000.00	0.36	0.55	0.09	21km2	456 (8.6%)	65 (15.2%)	4%	77%	16%
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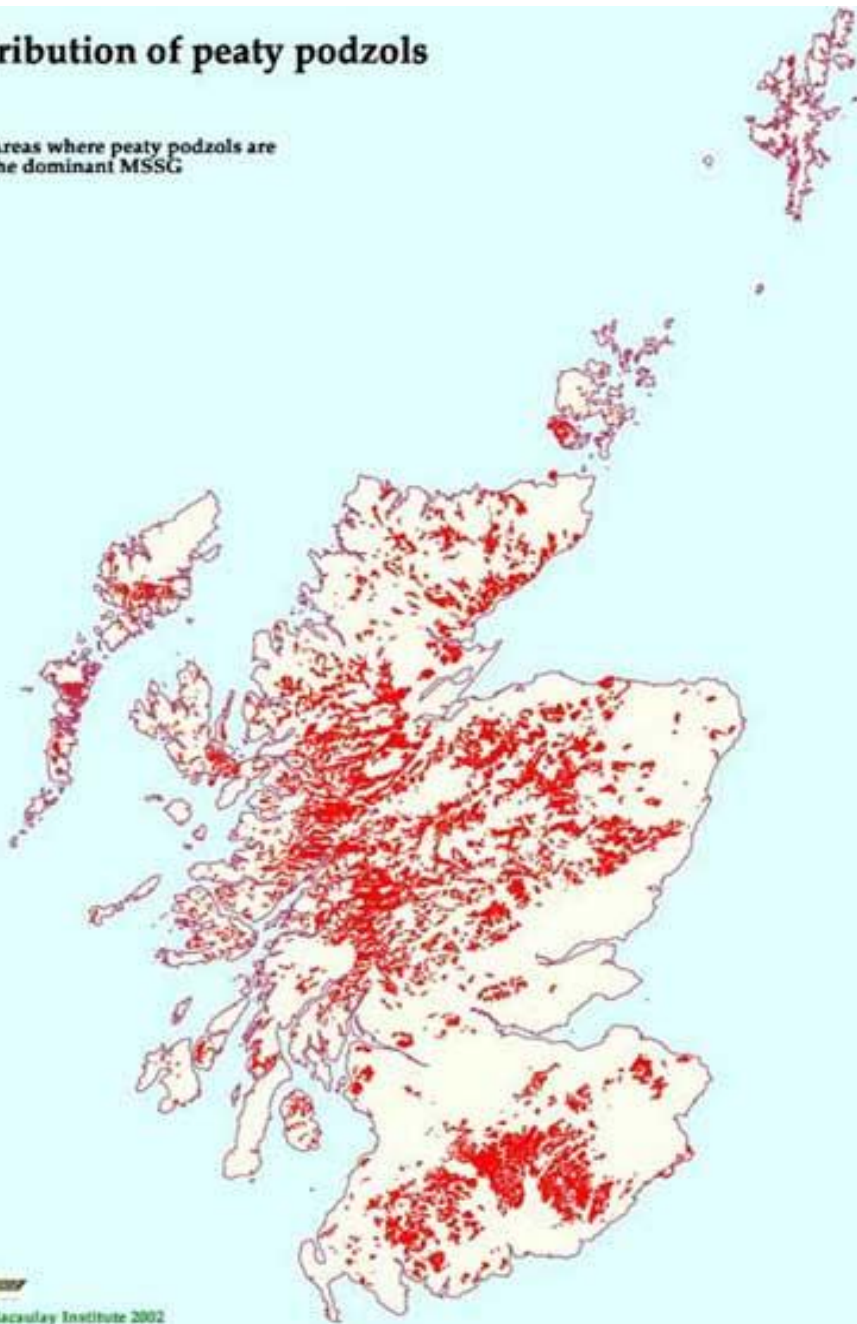
## Appendix 3 Map-based Baseline Information

- a. Major Soil Sub-groups
- b. Distribution of peaty podzols
- c. Distribuion of organic soils
- d. Distribution of peaty gleys
- e. Distribution of blanket peat
- f. Soil Scotland Map for Aberdeen
- g. Built and Cultural Features
- h. Designated Heritage Assets
- i. Duthie Park Designed Landscape
- j. Open Space Audit 2011 Quality
- k. Vacant and Derelict Land 2014
- l. Aberdeen's Green Space Network



## Distribution of peaty podzols

■ Areas where peaty podzols are the dominant MSSG

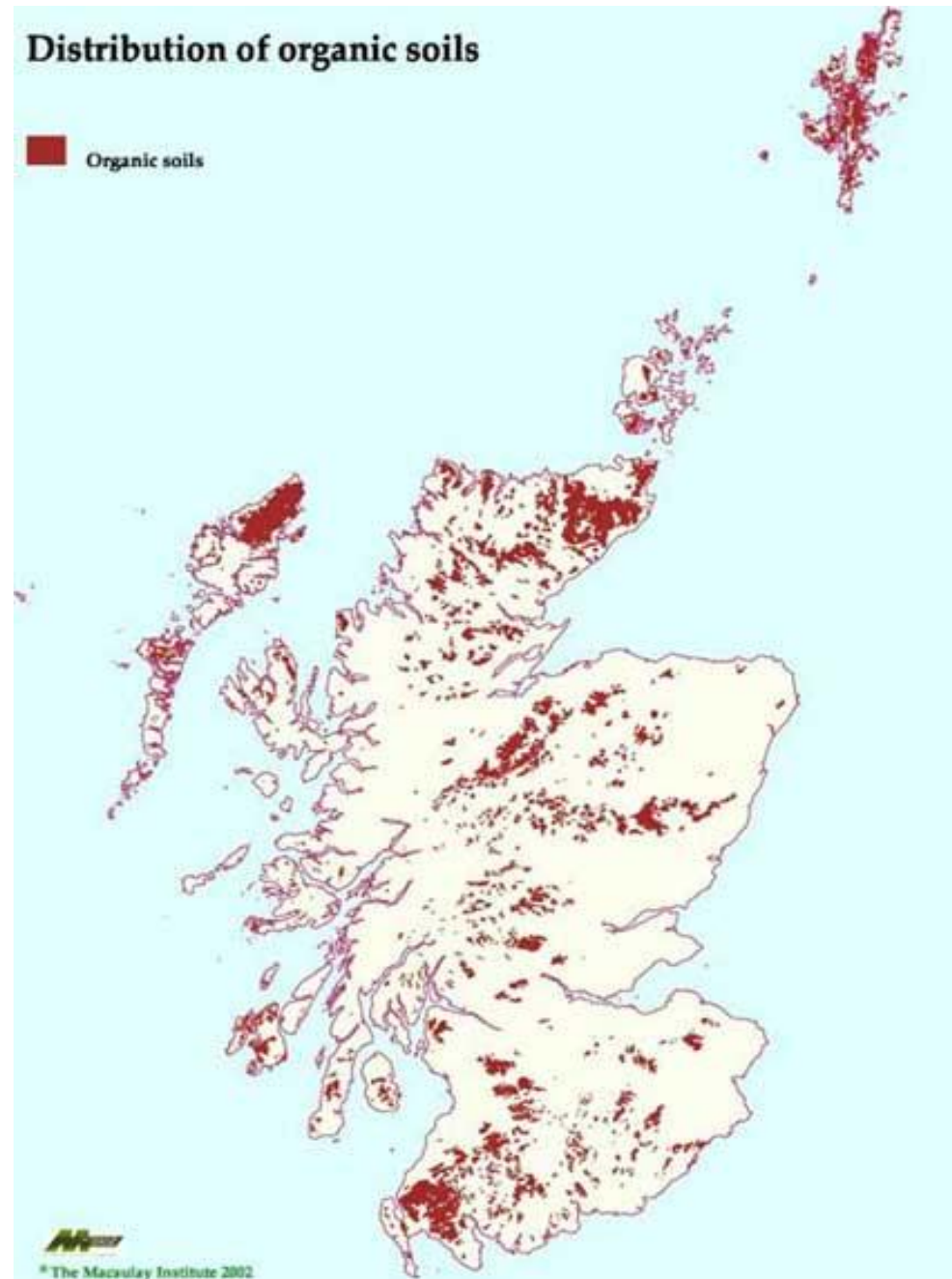


  
\*The Macaulay Institute 2002

b. Distribution of Peaty Podzols © Macaulay Institute 2002

## Distribution of organic soils

■ Organic soils

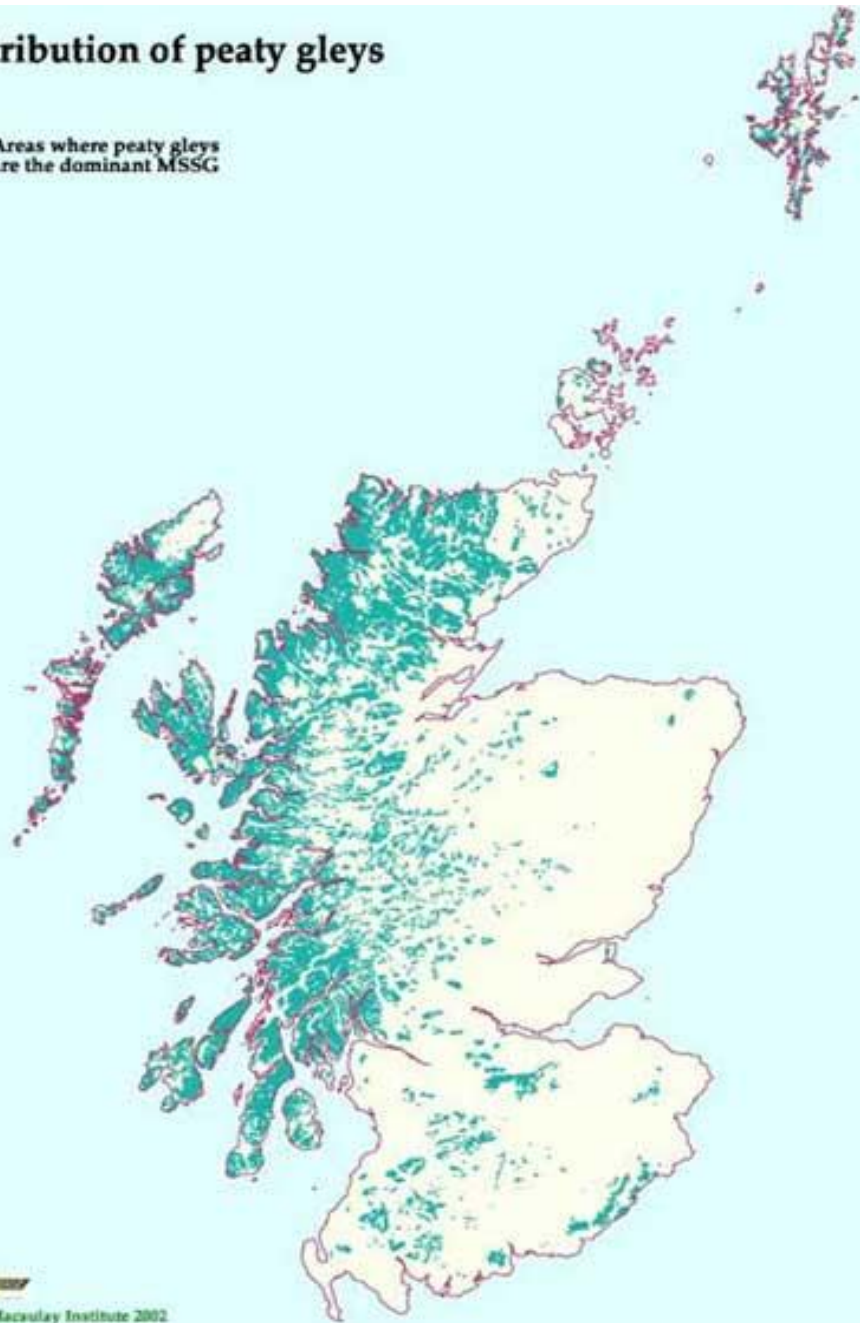


  
\*The Macaulay Institute 2002

c. Distribution of Organic Soils © Macaulay Institute 2002

## Distribution of peaty gleys

Areas where peaty gleys are the dominant MSSG

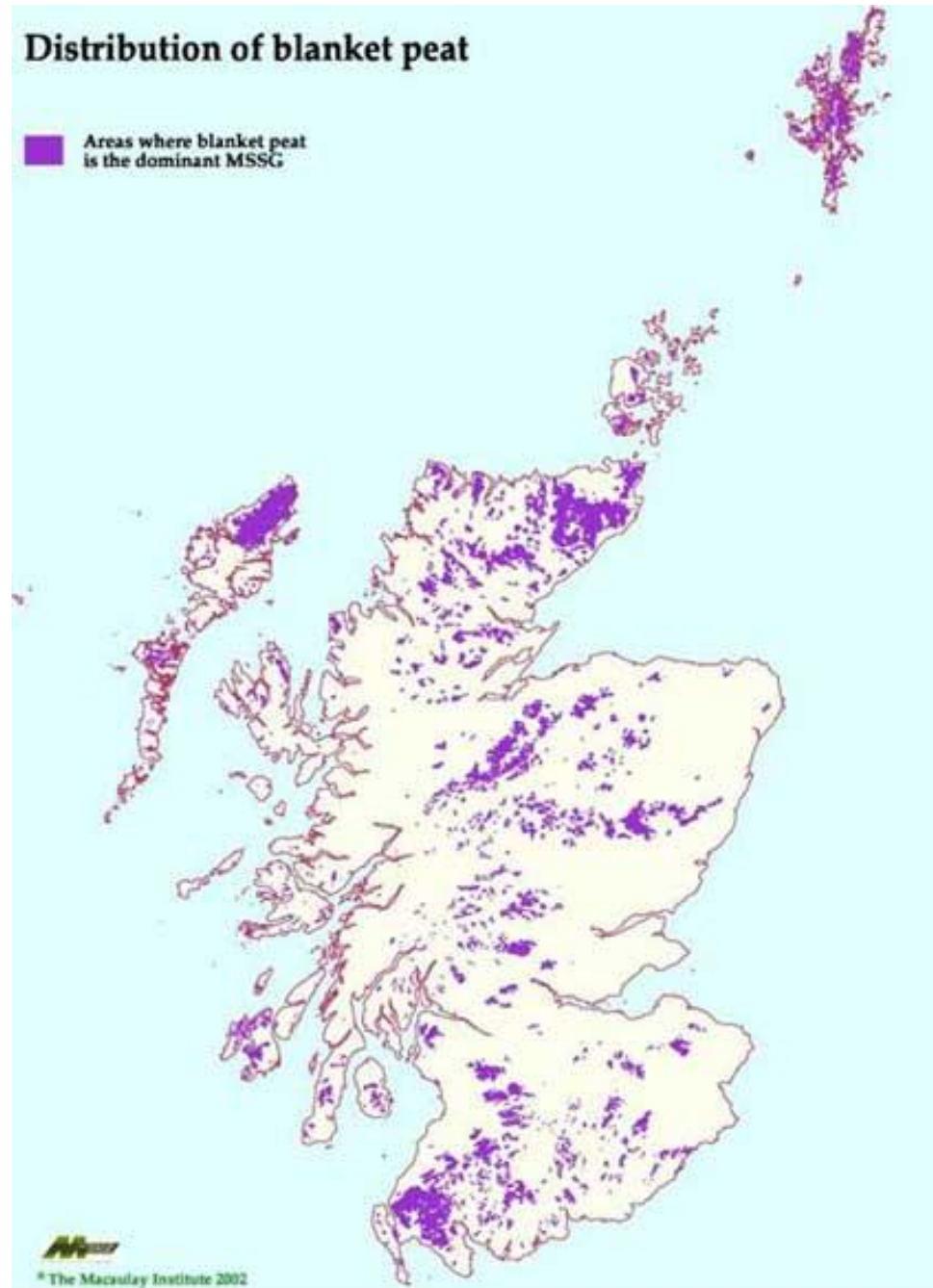


  
© The Macaulay Institute 2002

d. Distribution of Peaty Gleys © Macaulay Institute 2002

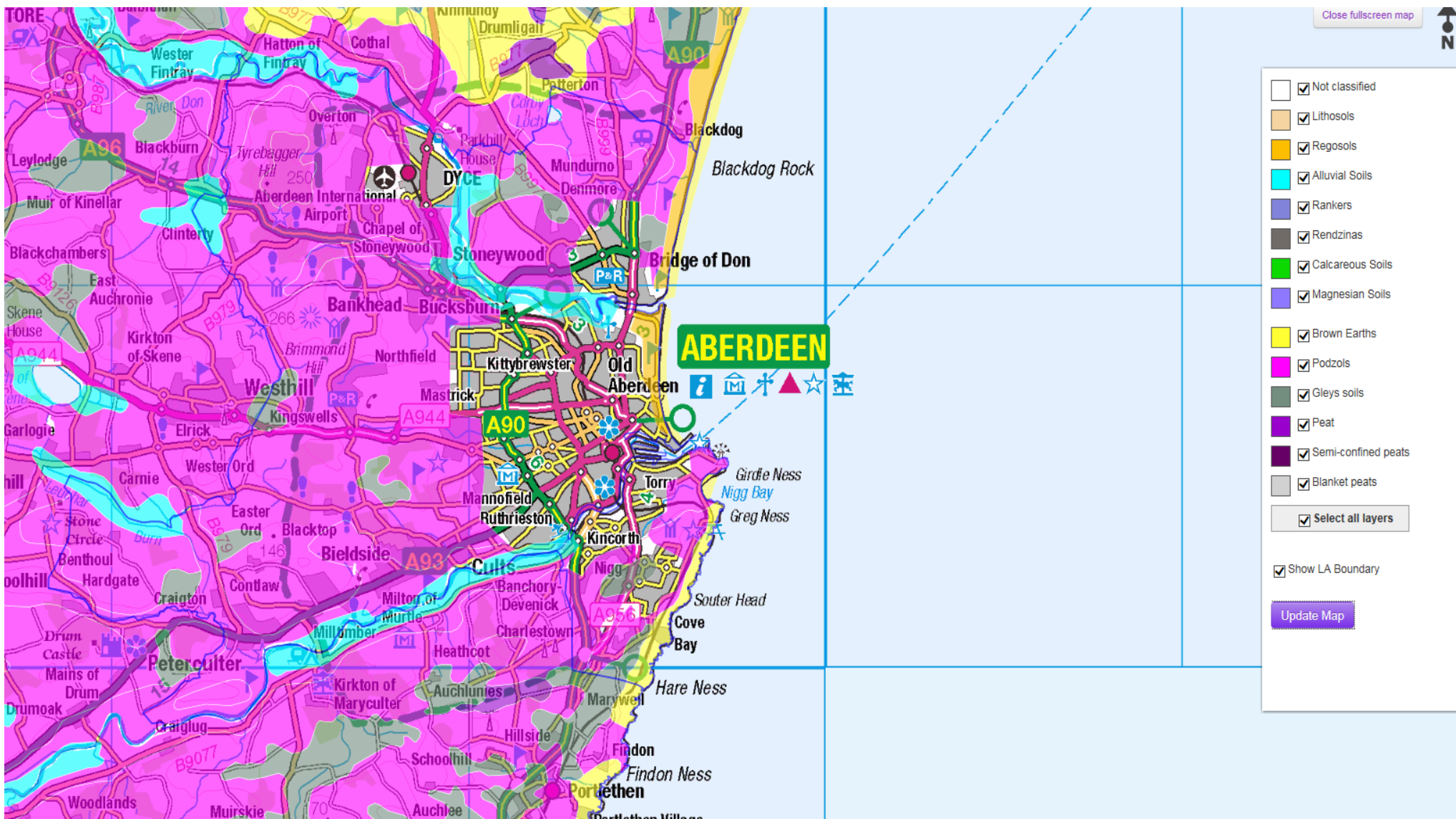
## Distribution of blanket peat

Areas where blanket peat is the dominant MSSG



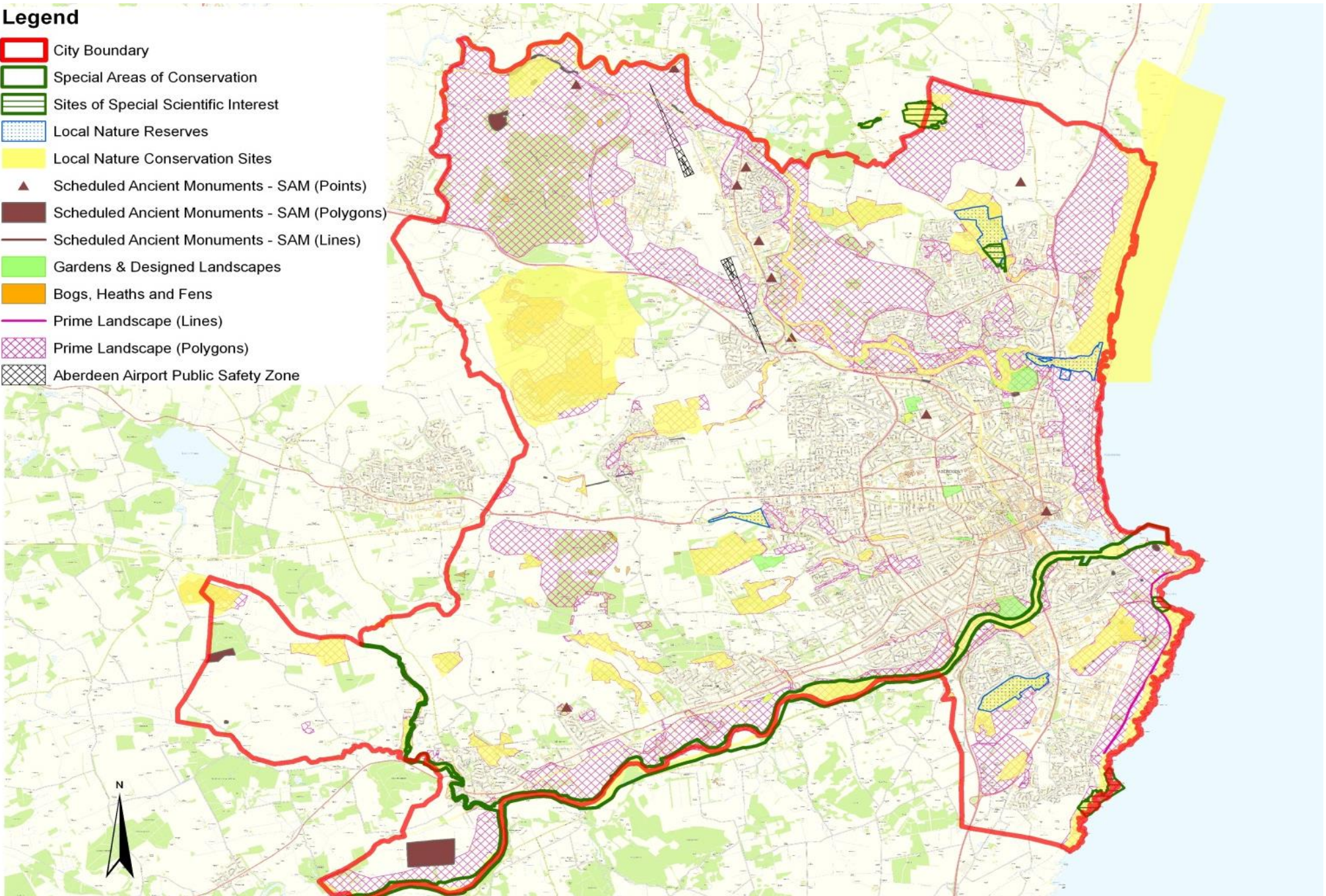
  
© The Macaulay Institute 2002

e. Distribution of Blanket Peat © Macaulay Institute 2002



## Legend

- City Boundary
- Special Areas of Conservation
- Sites of Special Scientific Interest
- Local Nature Reserves
- Local Nature Conservation Sites
- Scheduled Ancient Monuments - SAM (Points)
- Scheduled Ancient Monuments - SAM (Polygons)
- Scheduled Ancient Monuments - SAM (Lines)
- Gardens & Designed Landscapes
- Bogs, Heaths and Fens
- Prime Landscape (Lines)
- Prime Landscape (Polygons)
- Aberdeen Airport Public Safety Zone

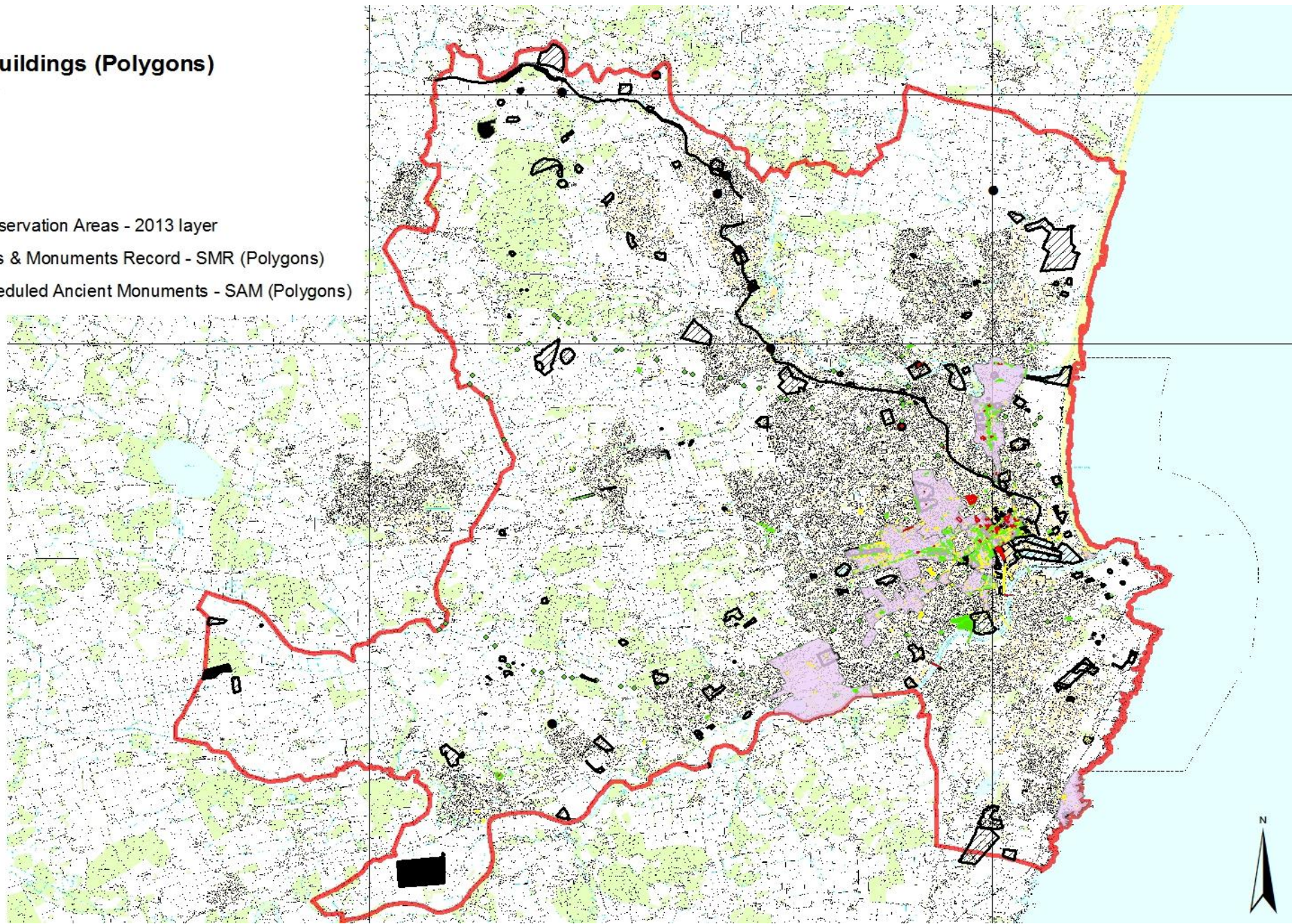


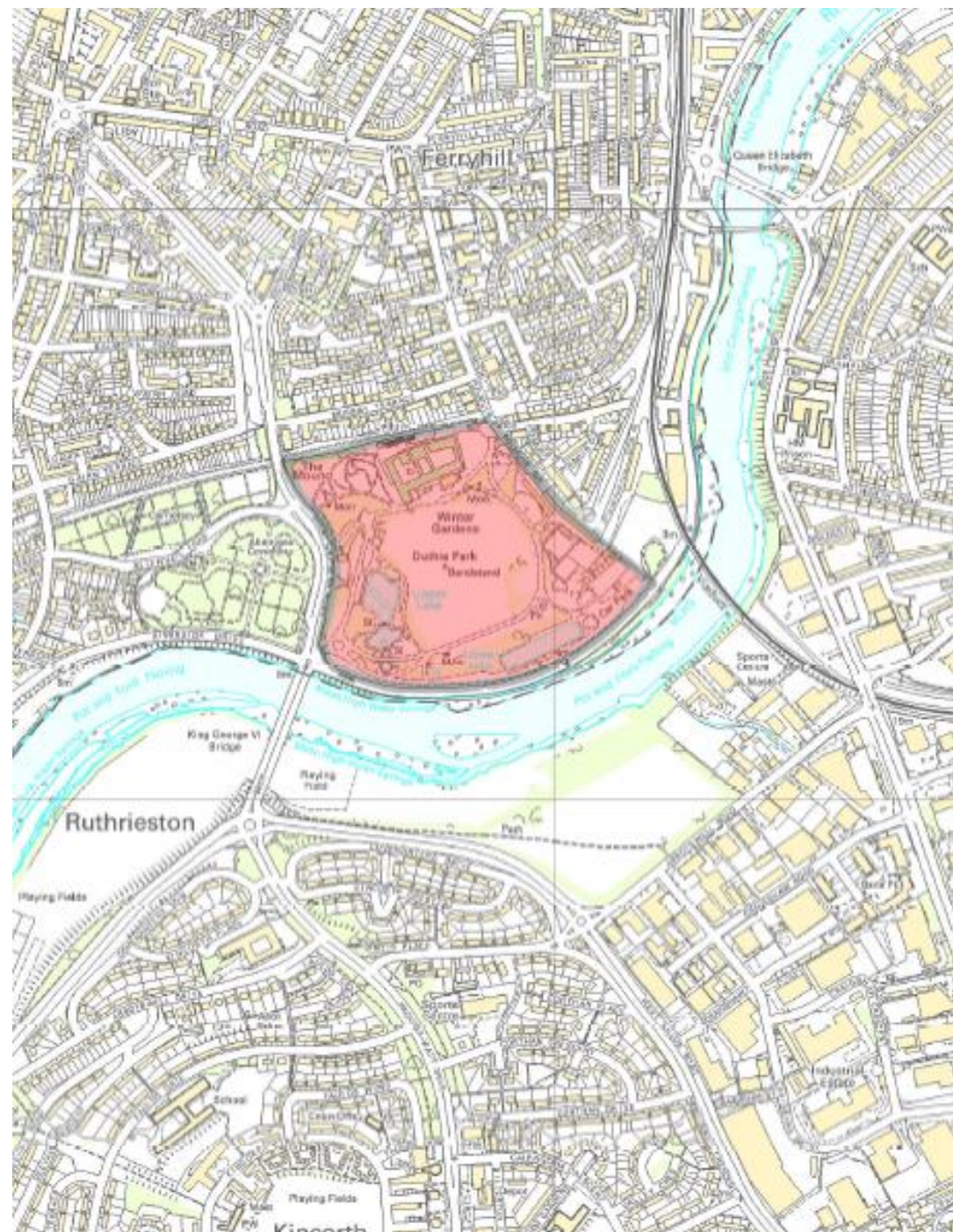
# Legend

## Listed Buildings (Polygons)

### Category

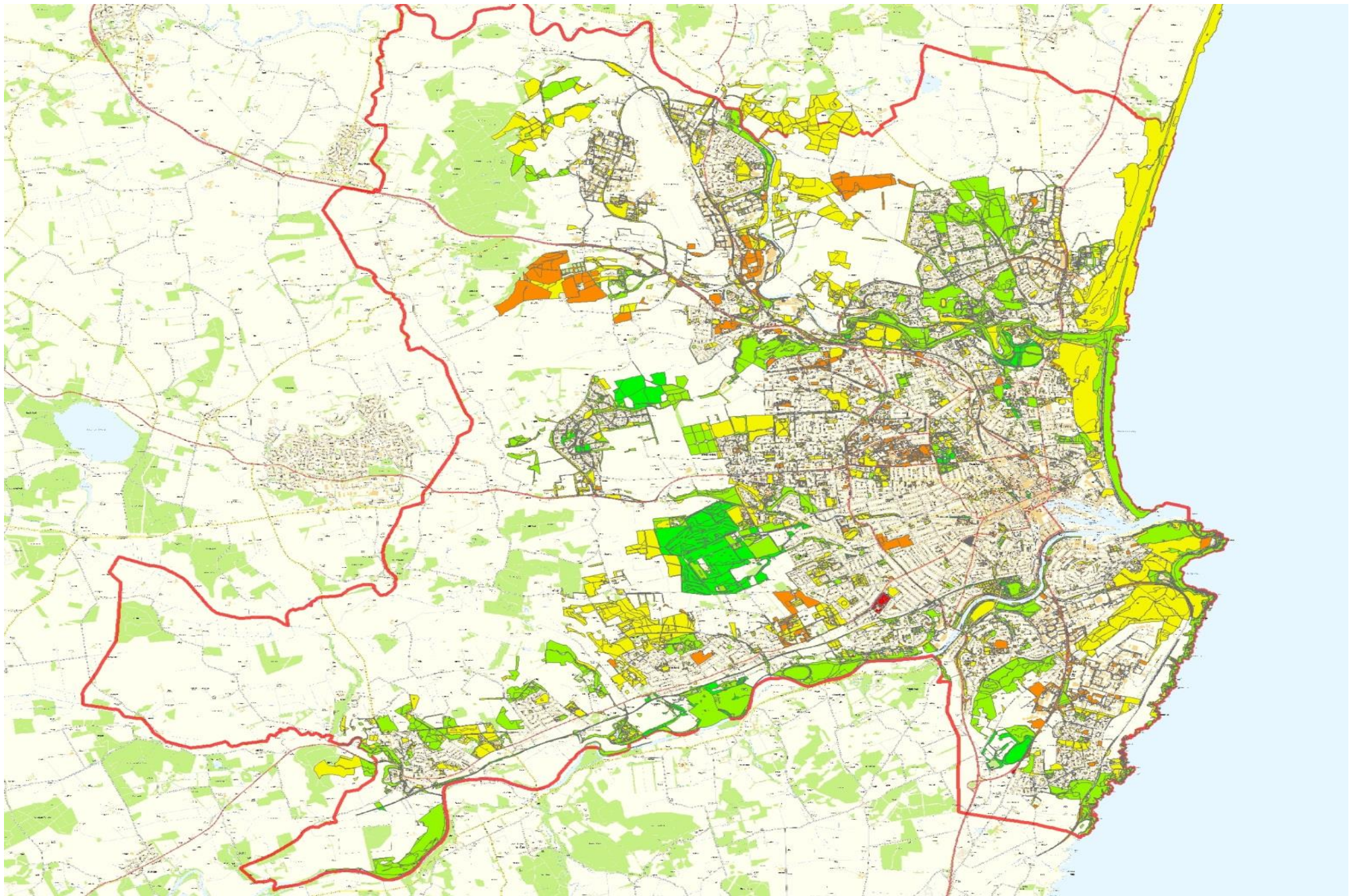
- A
- B
- C
- Conservation Areas - 2013 layer
- Sites & Monuments Record - SMR (Polygons)
- Scheduled Ancient Monuments - SAM (Polygons)

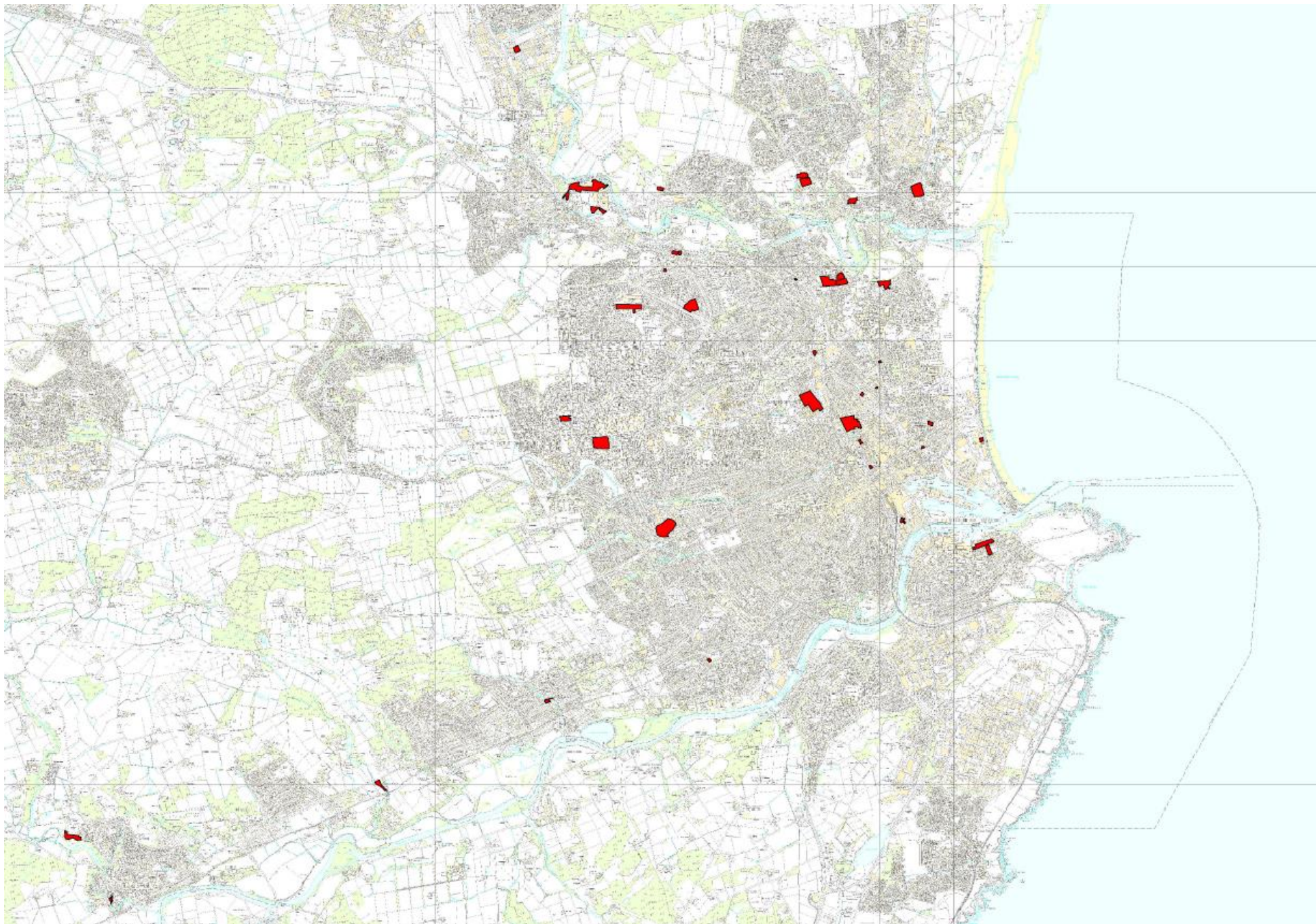


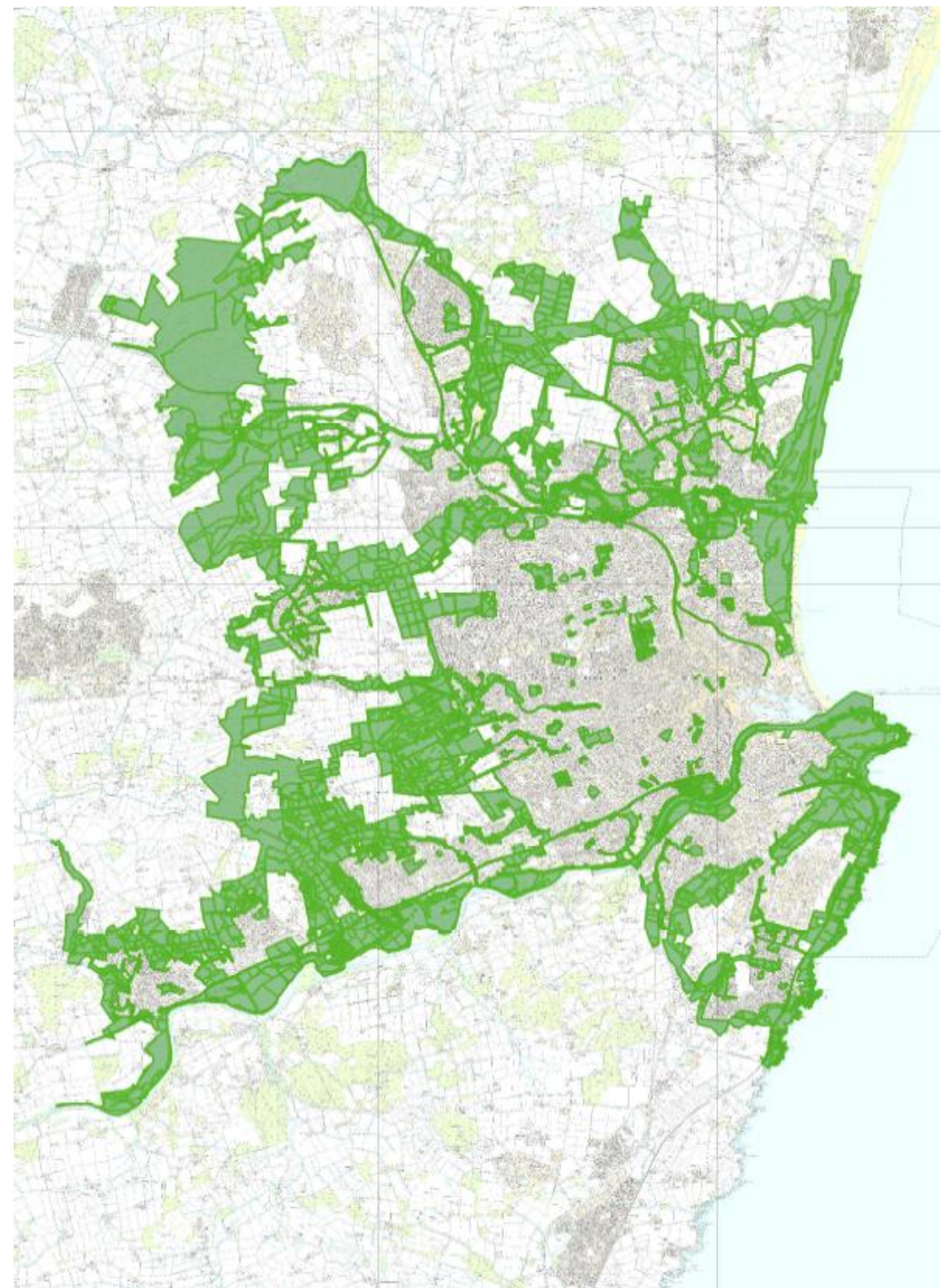


i. Duthie Park Designed Landscape









## I. Aberdeen's Green Space Network

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

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

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

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



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

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

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

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
<b>OP60 Charleston</b>					
	Biodiversity	-	Development is located within the River Dee catchment, however it is not on a direct pathway. Skylark and Swift have been recorded in the vicinity but impact is not likely to be significant.		Existing site. Last assessed for Proposed Plan 2010. Add detail to all indicators and reference to soil and landscape.  Updated to reflect flood risk information from SEPA.
	Air	--	This site has been proposed for a large scale business park development would be likely to result in significant commuter traffic with a negative impact on air quality; may have a negative effect on the Wellington Road AQMA.	Apply LDP policies on air quality, requiring appropriate mitigation measures to be agreed for detailed development proposals.	
	Climatic Factors	-	This site has been proposed for a large scale business park development would be likely to result in significant commuter traffic which will lead to increased greenhouse gas emissions. There is the potential for fluvial flooding from small watercourses on the site. Small areas of the site may be at risk of surface water flooding.	Flood Risk Assessment required.	
	Water	-	Risk of negative impact on water quality as a result of a flooding event.	Flood Risk Assessment required.	
	Soil	-	Unknown filled ground onsite and development would require to investigate this resulting in remediation if there is any contamination remaining.		
	Landscape	-	May be some loss of historic consumption dykes on site, but these are not formally designated heritage assets.		
<b>OP38 Countesswells</b>					
	Biodiversity	--	Site is within River Dee catchment but is not on a direct pathway. Owing to the size of the site, there is also likely to be a significant effect on the River Dee SAC due to water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Apply policy R7 which requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required.	Existing site. Last assessed for Proposed Plan 2010. Add reference to River Dee.  Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	-	There is a small fluvial risk from the multiple watercourses on the site. Areas of the site appear to be at risk of pluvial flooding. Groundwater features on the site may also indicate a potential risk of flooding due to a shallow water table.	Flood Risk Assessment required.	
	Water	-	Risk of negative impact on water quality as a result of a flooding event.	Flood Risk Assessment required.	
<b>OP56 Cove</b>					
					Existing site. Last assessed for

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
	Biodiversity	--	Owing to the large size of the site, there is likely to be a negative effect on the River Dee SAC through pressure on water abstraction to service new development.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required.	Proposed Plan 2010. No changes.
	Landscape	--	Site will have a significant impact on landscape due to the site being a residential expansion close to the road (A90, main route into Aberdeen).	Apply LDP Design policies, including D5 landscape, ensure high quality placemaking, architecture and protection of the historic environment. Landscape fit also considered as part of the masterplan for the site.	
<b>OP18 and OP20 Craibstone North &amp; South</b>					
	Biodiversity	--	This is a large greenfield site with existing habitats. The woodland along the Gough Burn and in the centre of the southern site is part of the ancient woodland. There is extensive woodland cover on the southern site and along the Green Burn in the northern area and at the Mill of Craibstone. There are records of Red Squirrel, Badger and a variety of birds that are listed on the Scottish Biodiversity List. Owing to the size of the site, there is also likely to be a significant effect on the River Dee SAC due to water abstraction.	Apply LDP Natural Environment policies which ensure the protection of non-designated natural heritage, trees, woodland and watercourses. Species surveys, CEMP and ecological assessment also likely to be required. Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required.	Existing site. Last assessed Proposed Plan 2010. Add detail to biodiversity and reference to material assets.  Updated to reflect comments on flood risk from SEPA.
	Water	--	Part of the site is identified as being at risk of flooding; there is likely to be a negative impact on water quality as a result of a flood event.	Flood Risk Assessment required.	
	Climatic Factors	--	Part of the site is identified as being at 0.5% annual risk of flooding from the Green Burn which flows through the middle of the site. There are parts of the site which may be at risk of surface water flooding.	Flood Risk Assessment required.	
	Material Assets	+/--	The site is also close to areas identified as having poorer quality open space, meaning that the development has scope to improve open space provision in this part of the city, for new and existing residents. Part of the site is at risk of flooding, meaning there is likely to be a negative impact through loss or damage of material assets in the event of a flood.	FRA required. Apply Flood Risk Framework which identifies uses most suited to different levels of flood risk.	
<b>OP46 Culter House Road Milltimber</b>					
					Existing site. Last assessed for

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (+/--)	When Last Assessed and Changes Since
	Climatic Factors	-	There is a possible risk of fluvial flooding from a small watercourse along the NE boundary of the site. History of flooding due to blocked culverts.	Flood Risk Assessment may be required.	Proposed Plan 2010. Add reference to River Dee.
	Water	-	Risk of negative impact on water quality as a result of a flooding event.	Flood Risk Assessment may be required.	Updated to reflect comments on flood risk from SEPA.
	Biodiversity	--	Site is within the River Dee catchment; there may be some significant negative effects on the SAC from polluting run-off. Site is bounded by priority habitats to the west, north and east so there may be some negative impact, although site itself is not covered by any designation.	HRA Appropriate Assessment and EIA may be required, CEMP and ecological assessment required to address impact on designated sites and protected species. Appropriate buffer zones to be in place.	
<b>OP10 Dubford</b>					
	Biodiversity	--	This site is predominantly improved grassland and arable agricultural land. Some mature trees towards the north of the site, around the farmhouse, are protected by a Tree Preservation Order (27).	Development will be phased and programmed so effects can be adequately managed over time. Apply LDP policies protecting trees and woodland.	Existing site. Last assessed Proposed Plan 2010. Add reference to biodiversity. Site includes Dubford Brickworks and Mundurno (previously assessed separately).
	Climatic Factors	--	Part of the site is identified as being at 0.5% annual risk of fluvial flooding. There are historical records of flooding, and site may be vulnerable to the future effects of climate change.	Flood Risk Assessment required.	Updated to reflect comments from SEPA on flood risk.
	Water	--	Part of the site is identified as being at risk of flooding, which is likely to have a negative impact on water quality in the event of a flood.	Flood Risk Assessment required.	Site has Planning Permission.
	Material Assets	--	Part of the site is at risk of flooding, which is likely to have a negative effect in the event of a flood through the loss or damage to material assets.	Flood Risk Assessment required. Apply Flood Risk Framework which identifies uses most suited to different levels of flood risk.	
	Soil	+/-	Development would enable the remediation of contaminated land at the Dubford Brickworks site, although there may be negative impacts on soil on the rest of the development site, meaning the overall impact on soil is mixed.		
<b>OP23 Dyce Drive</b>					
	Climatic Factors	-	Parts of the site likely to be at risk of fluvial flooding from small watercourses going through site. Development may increase the risk of flooding elsewhere. Patches of the site are also at risk of surface water flooding.	Flood Risk Assessment required	Existing site. Re-assessed for Proposed Plan 2014.
	Water	-	Risk of negative impact on water quality as a result of a flooding event.	Flood Risk Assessment required	Comments on flooding, water and material assets updated to reflect SEPA comments inc. new requirement for FRA

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (+/--)	When Last Assessed and Changes Since
	Air	--	Although this site itself is not an AQMA, an increase in journeys to and from this site from the rest of the city may be felt on the Anderson Drive AQMA, which may worsen air quality or lead to an extension of the AQMA.	LDP policies on strategic transport improvements, managing the transport impact of development and sustainable and active travel.	Requirement for EIA Site has Planning Permission.
	Human Health	+/-	There is a Core Path (4) running through the site. Some potential for loss or severance if not carefully considered. However quality and access may also be improved through development.		
	Material Assets	+/-	There is a Core Path (4) running through the site. Some potential for loss or severance if not carefully considered. However quality and access may also be improved through development.		
<b>OP8 East Woodcroft North</b>					
	Biodiversity	-	There is Wych Elm in the west of the site which is a North East Local Biodiversity Action Plan Species. Scotstown Moor/Perwinnes Moss SSSI and LNCS lie to the east of the site but this site itself is not covered by any designation.		Existing site. Last assessed Proposed Plan 2010. Add reference to biodiversity and LNCS.
<b>OP47 Edgehill Road Milltimber</b>					
	Climatic Factors	-	There is a possible risk of flooding from a small watercourse along the east boundary of the site. History of flooding due to blocked culverts. Steep gradient may increase surface water run-off.	Flood Risk Assessment required.	Existing site. Last assessed for Proposed Plan 2010. Add reference to River Dee.
	Water	-	Risk of negative impact on water quality as a result of a flooding event.	Flood Risk Assessment required.	Updated to reflect comments on flood risk from SEPA.
	Biodiversity	--	Site is within the River Dee catchment, but it is not on a direct pathway. May be some significant negative effects on the SAC from polluting run-off.	HRA Appropriate Assessment and EIA may be required. CEMP and ecological assessment also required. Appropriate buffer zones to be in place.	
<b>OP53 Aberdeen Gateway</b>					
	Biodiversity	-	Site is within River Dee Catchment but is not on a direct pathway, therefore effects unlikely to be significant.		Existing site. Last assessed for Proposed Plan 2010. Add reference to River Dee.
	Climatic Factors	-	May be some small risk of surface water flooding however this is not significant.		
	Landscape	-	Development will have a slight negative impact on the landscape setting of the site, but these effects will be localised. The site is open farmland that is clearly visible from the nearby area but there is already development in the area which is similar to what is proposed.		

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++)/(-)	When Last Assessed and Changes Since
	Population/Material Assets	+	This additional development does have the potential to positively affect material assets and population through the creation of employment opportunities and supporting the expansion of business.		
<b>OP83 Energy Futures Centre South Beach</b>					Existing site. Last assessed for Proposed Plan 2010. Add reference to River Dee.  Updated to reflect comments on flood risk from SEPA.
	Biodiversity	-	Site falls within River Dee catchment area but is not on a direct pathway, therefore effects not likely to be significant.		
	Climatic Factors	-	Adjacent to areas at risk of 0.5% risk of annual flooding from coastal sources. Areas of the site are also at risk of surface water flooding.	Flood Risk Assessment required.	
	Water	-	Risk of negative impact on water quality as a result of a flooding event.	Flood Risk Assessment required.	
	Human Health	-	Development would result in the loss of open space, having a negative impact on human health. However site is low quality grassland that is not currently well used for recreation.		
	Material Assets	++	Proposal for Energy Futures Centre will help the local economy diversify to renewable energy by offering both an office for sustainable energy ventures and a tourism destination to help learn about renewable energy.	LDP text will specify that site is reserved for an energy futures centre.	
<b>OP34 East Arnhall</b>					Existing site. Last assessed for Proposed Plan 2010.  Updated to reflect comments on flood risk from SEPA.
	Air	-	Proposal for hotel and employment development in this location will increase commuter traffic and impact on air quality, however site is already relatively well integrated into the surrounding area.		
	Landscape	-	The site is prominent and will have an adverse impact on landscape, however this will only be local as the site is not in a prominent position in the context of the whole city.		
	Climatic Factors	--	There is flooding associated with the Brodiach Burn, which is adjacent to the west edge of the site and may be vulnerable to future climate change. Part of the site is identified as being at 0.5% risk of flooding from fluvial sources.	Flood Risk Assessment required.	
	Water	--	Part of the site is identified as being at risk of flooding; there is likely to be a negative impact on water quality in the event of a flood.	Flood Risk Assessment required.	
	Material Assets	--	Part of the site is identified as being at risk of flooding; there is likely to be a negative impact in the event of a flood through the loss or damage of material assets.	Flood Risk Assessment required. Flood Risk Framework identifies which types of uses are most suited to different levels of flood risk.	
<b>OP3 Findlay Farm, Murcar</b>					Existing site. Reassessed for



Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++)/(-)	When Last Assessed and Changes Since
	Biodiversity	-	Site is in close proximity to the Balgownie-Blackdog Links Local Nature Conservation Site; however there is unlikely to be any significant negative effects as the site itself is not covered by this designation.		Proposed Plan 2014.
	Climatic Factors	-	Patches of the site may be at risk of some surface water flooding.		
	Landscape	-	This site is in close proximity to the coast, and occupies a parcel of land that slopes down to the coast from the main road into Aberdeen; it so may detract from the view both from land to sea and from the sea to the shore at points.		
<b>OP41 Friarsfield</b>					
	Biodiversity	--	Likely to be a significant negative effect on River Dee SAC due to water abstraction to service development, impact on water quality, and disturbance from construction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required. CEMP and ecological assessment also required. Appropriate buffer zones to be in place.	Existing site. Last assessed for Proposed Plan 2010.  Updated to reflect comments from SEPA on flood risk.
	Climatic Factors	--	There is a potential for flood risk on this site. Part of the site is at 0.5% annual risk of flooding from fluvial sources. There are small areas at risk of surface water flooding; historic incidences of flooding of roads nearby.	Flood Risk Assessment required. Conditions may specify that small watercourses are regularly maintained. Policy requires that existing culverts are restored where possible.	
	Water	--	Part of the site is at risk of flooding, which is likely to have a negative effect on water quality in the event of a flood.	Flood Risk Assessment required.	
	Material Assets	++/(-)	Part of the site is at risk of flooding, which is likely to have a negative effect through the loss or damage of material assets.	Flood Risk Assessment required. Flood Risk Framework identifies which types of uses are most suited to different levels of flood risk.	
<b>OP9 Grandhome</b>					
					Existing site. Last assessed

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
	Biodiversity	--	There are a number of Local Nature Conservation Sites that border the site (Grandholme Moss, Stoneyhill Wood and River Don), meaning there is therefore a potential negative impact on biodiversity but no part of the site itself is covered by a designation. Owing to the size of the site, there is also likely to be a significant effect on the River Dee SAC due to water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment/EIA may be required.	Proposed Plan 2010.  Updated to reflect comments from SEPA on flood risk.
	Climatic Factors	-	Site is adjacent to an area of flood risk; but topography shows flooding is unlikely on this site. Site is very large, and there is potential for some areas to be at risk of surface water flooding.		
	Landscape	-	Landscape impacts would be high if not sensitively treated as it is a highly visible site.		
	Cultural Heritage	-	There are some non-designated historical features on-site and there may be a slight negative impact on cultural heritage. Henge at Whitestripes Farm is a Scheduled Ancient Monument. School and burial ground on SAM record close to Whitestripes Cottage. There is a risk of some loss or disturbance; but there could also be enhancement if development is designed sensitively.		
<b>OP28 &amp; OP33 Greenferns</b>					
	Biodiversity	--	Bucks Burn LNCS in close proximity so there may be some negative impact, but site itself is not covered by this designation. There are also smaller areas of Wet Woodland (Priority Habitat), Pond (Priority Habitat), Lowland Mixed Deciduous Woodland (Priority Habitat), Lowland Birch Woodland (NELBAP habitat), Scrub Woodland (NELBAP habitat), Mixed Woodland and Neutral Grassland. There is also Wych Elm present which is a North East Local Biodiversity Action Plan Species. Owing to the size of the site, there is likely to be some significant negative impact on the River Dee SAC as a result of water abstraction pressure to service new development.	Ecological assessment and CEMP to be required where development is likely to affect a designated site or protected species. Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment/EIA may be required.	Existing site. Last assessed for Proposed Plan 2010. Add detail to biodiversity.  Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	--	Small part of the site identified as being at 0.5% annual risk of fluvial flooding. A drain runs through the middle of the site and the Bucks Burn passes through the site. This is a largely natural watercourse in this locality which carries high flows, and is subject to bank erosion and minor flooding.	Flood Risk Assessment required.	
	Water	--	A small part of the site is at risk of flooding, which is likely to have a negative effect on water quality in the event of a flood.	Flood Risk Assessment required.	

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
	Material Assets	++/--	A small part of the site is at risk of flooding, which is likely to have a negative effect in the event of a flood through the loss or damage of material assets.	FRA required. Flood Risk Framework identifies which types of uses are most likely to be suited to different levels of flood risk.	
	Landscape	-	There is potential that the development will have cumulative effects on the primary landscape and potentially damage green linkages between Northfield and Kingswells.		
<b>OP22 Greenferns Landward</b>					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Biodiveristy	--	Owing to the size of the site, there is likely to be some significant negative impact on the River Dee SAC as a result of water abstraction pressure to service new development. Owing to the size of the development, there may also be a negative impact on the River Dee SAC from water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required.	
	Climatic Factors	-	Some records of flooding caused by heavy rain. Not considered to be a significant issue.		
	Landscape	-	Development may have a detrimental effect on local landscape particularly the landscape setting of Brimmond Hill.		
<b>OP59 Loirston</b>					Existing site. Last assessed for Proposed Plan 2010. Add reference to LNCS.  Updated to reflect comments on flood risk from SEPA.  Reassessed at modification stage with regard to Reporters' Report.
	Biodiversity	--	Kincorth Hill and Loirston Loch are Both Local Nature Conservation Sites. Part of the site is covered by these designation. Therefore insensitive development may have a significant impacts on biodiversity. Site is within the River Dee catchment, Owing to the large size of the site, there is likely to be a negative effect on the River Dee SAC through pressure on water abstraction to service new development.	Ecological assessment and CEMP required. Green Space Network has been used to prevent development on these areas and a buffer strip has been identified for Loirston Loch. Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.	
	Material Assets	+	The potential for the site to include a football or community stadium and a supermarket to meet convenience shopping deficiencies in South Aberdeen will add a commerical leisure and retail element to the local area. This may also lead to further employemnt on site.		

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
	Water	-	There are multiple small watercourses on the site; also potential risk of fluvial flooding from Loirston Loch on the south of the site. Areas of the site also appear to be at risk of pluvial flooding. Groundwater features on the site may indicate that there may be a shallow groundwater table. Water quality may be impacted due to flooding.	Flood Risk Assessment required.	
	Climatic Factors	-	There are multiple small watercourses on the site; also potential risk of fluvial flooding from Loirston Loch on the south of the site. Areas of the site also appear to be at risk of pluvial flooding. Groundwater features on the site may indicate that there may be a shallow groundwater table.	Flood Risk Assessment required.	
<b>OP31 Maidencraig South East</b>					Existing site. Last assessed for Proposed Plan 2010.  Updated to reflect comments from SEPA on flood risk.
	Biodiversity	--	Development would need to be handled sensitively to take into account the Den of Maidencraig LNR. The site is within the River Dee catchment but is not on a direct pathway. Owing to the size of the site, there is likely to be a negative impact on River Dee SAC as a result of increased demand for water abstraction.	CEMP and ecological assessment required to determine and avoid effects on the LNR. Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.	
	Climatic Factors	-	The site may be at risk of flooding.	Flood Risk Assessment required.	
	Water	-	The site may be at risk of flooding.	Flood Risk Assessment required. Policy NE6 requires flood risk assessment to be provided.	
<b>OP32 Maidencraig North</b>					Existing site. Last assessed for Proposed Plan 2010. Add reference to biodiversity.  Updated at modification stage 2016 to reflect SEPA's comment on possible surface flood water.
	Biodiversity	-	Site is within the River Dee catchment but is not on a direct pathway. A priority habitat runs along the north eastern boundary, but outwith the site. Owing to the size of the site, there is likely to be a negative impact on River Dee SAC as a result of increased demand for water abstraction.	CEMP and ecological assessment required to determine and avoid effects on the LNR. Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.	
	Climate Factors	0'	Surface flooding water may be an issue	Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues.	

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (+/--)	When Last Assessed and Changes Since
<b>OP52 Malcolm Road</b>					
	Biodiversity	-	The site is designated as SNH Ancient Woodland; although it has been felled this designation remains valid. There have been a number of recorded sightings of bats and red squirrel around the site. Site is within the River Dee catchment although is not on a direct pathway. May also be wet habitats on the site. There may also be negative effects due to polluting run-off.	Apply LDP policies on protection of trees and woodland NE5 and Releted SG. Compensatory planting will be required. Ecological assessment, CEMP, species surveys also likely to be required. Construction SuDS required. HRA Appropriate Assessment and EIA may be required. Appropriate buffer zones to be in place.	New site. Last assessed Main Issues Report 2013.  Additional comments and mitigation on biodiversity and water following comments from SEPA.  Updated to reflect comments on flooding from SEPA.  Updated at modification stage 2016. Reduction in site boundary and number of houses from 71 to 8. Houses to be placed on clear felled area.
	Climatic Factors	-	Groundwater features nearby may indicate a shallow water table. Small area at risk of pluvial flooding.	Flood Risk Assessment required.	
	Water	-	No watercourses on the site. Site does not currently connect to the public sewer.	This site should connect to the public sewer. Scottish Water should be consulted to determine whether there is capacity at treatment works and the network.	
	Material Assets	-	The site is zoned to Culter Primary and Cults Academy. Culter Primary has sufficient capacity, however Cults Academy is forecasted to exceed capacity in 2019.	Apply LDP policy on Developer contributions to address impact on education infrastructure.	
<b>OP66 Manor Walk</b>					
	Climatic Factors	-	Although the site is not identified as being at risk of flooding on SEPA flood maps, there is a record of surface water flooding at the boundary of the site due to drainage issues. Development of green space has potential to cause surface water flooding.	Flood Risk Assessment required.	Existing site. Last assessed for Proposed Plan 2010. Amended reference to soil to refer to previous gas manufacture.  Updated to reflect comments on flood risk from SEPA.
	Water	-	There is a record of surface water flooding at the boundary of the site due to drainage issues. Development of green space has potential to cause surface water flooding.	Flood Risk Assessment required.	
	Human Health	--	Development would result in the loss of open space and there may be negative impacts on human health.	Apply LDP policy which requires that replacement open space will be required in an equally accessible and convenient location.	
<b>OP1 Murcar</b>					
					Existing site. Last assessed

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (+/--)	When Last Assessed and Changes Since
	Biodiversity	-	Balgownie/Blackdog Links LNCS lies to the east of the site, however this site itself is not covered by this designation so impact not likely to be significant. There are Wych Elm present - a North East Local Biodiversity Action Plan Species. Badgers have been recorded at this site.		Proposed Plan 2010. Add reference to LNCS.  Updated to reflect comments on flood risk from SEPA.
	Landscape	-	This site is in close proximity to the coast, and occupies a parcel of land that slopes down to the coast from the main road into Aberdeen; it so may detract from the view both from land to sea and from the sea to the shore at points.		
	Climatic Factors	--	The site may be at risk of flooding.	Flood Risk Assessment required.	
	Water	--	The site may be at risk of flooding.	Flood Risk Assessment required.	
<b>OP48 Oldfold</b>					
	Biodiversity	--	Site is within River Dee catchment but is not on a direct pathway. May be some significant negative effects on the SAC as a result of water abstraction pressure owing to the size of the site and polluting run-off.	HRA Appropriate Assessment and EIA may be required. CEMP required to help avoid negative impact on SAC. Ecological assessment required.	Existing site. Last assessed for Proposed Plan 2010.  Updated to reflect comments on flood risk from SEPA.
	Water	-	Risk of negative impact on water quality as a result of a flooding event.	Flood Risk Assessment required.	
	Climatic Factors	-	There is a possible risk of fluvial flooding due to small watercourses within the site. There is also a steep gradient which may result in increased surface water run-off; parts of the site also at risk of pluvial flooding.	Flood Risk Assessment required.	
<b>OP51 Peterculter Burn</b>					
	Biodiversity	--	Development would be close to the Culter Burn LNCS, which is a tributary of the River Dee SAC so there may be a negative impact on the SAC conservation objectives through polluting run-off. May be some disturbance to qualifying species and habitats. Site also has woodland, some of which is subject to TPOs.	HRA Appropriate Assessment and EIA may be required. CEMP required to help avoid negative impact on SAC. Ecological assessment required.	Existing site. Last assessed for Proposed Plan 2010. Add reference to LNCS.  Updated to reflect comments from SEPA on flood risk.
	Climatic Factors	--	Development is adjacent to the Culter Burn and the majority of the site is at 0.5% annual risk from flooding and development may impact negatively on climate and water as a result of this.	Flood Risk Assessment required. Ensure as part of a planning application that the area around Culter Burn is not planned for a 'hard' use, but is naturalised green space.	
	Water	--	The majority of the site is at risk of flooding, and a flood event is likely to have a negative impact on water quality.	Flood Risk Assessment required.	

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++)/(-)	When Last Assessed and Changes Since
	Material Assets	--	The majority of the site is at risk of flooding, and a flood event is likely to have a negative impact through the loss or damage of material assets.	Flood Risk Assessment required. Flood Risk Framework identifies which types of uses are most appropriate for different levels of flood risk.	
	Soil	+	There will be a positive impacts on soil as the site is currently mostly a brownfield site which was previously a tip. Therefore, appropriate remedial works would improve the soil quality.		
<b>OP45 Peterculter East</b>					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Climatic Factors	-	Small watercourse possibly culverted through site; steep gradient which may result in additional surface water run-off. However flooding not considered to be a significant issue.		
	Biodiversity	--	Site is within the catchment of the River Dee but is not on a direct pathway. May be some significant effects as a result of run-off, potential for future flood defences, and disturbance from construction.	HRA Appropriate Assessment required which will trigger a requirement for HRA. CEMP required to help avoid negative impact on SAC. Ecological assessment required.	
<b>OP29 Prime Four Business Park (Home Farm)</b>					Existing site. Last assessed for Proposed Plan 2010. Add reference to cultural heritage.
	Biodiversity	--	Owing to the size of the site, there is likely to be a negative impact on River Dee SAC as a result of increased demand for water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.	
	Air	-	This site is now being developed for a large scale business park development which is likely to result in significant commuter traffic and impact on air. However overall significance of impact likely to be less within the context of the existing large-scale development at Prime Four.		
	Climatic Factors	-	This site is now being developed for a large scale business park development which is likely to result in significant commuter traffic and impact on climate. However overall significance of impact likely to be less within the context of the existing large-scale development at Prime Four.		
	Cultural Heritage	--	Historic Environment Scotland have identified that there may be a significant negative impact on the setting of a scheduled consumption dyke resulting from development.	Landscaped buffer zone separates development from the dyke, protecting its setting.	
<b>OP63 Prime Four Extension</b>					New site. First assessed for

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (+/--)	When Last Assessed and Changes Since
	Biodiveristy	--	Part of the site is covered by the West Hatton LNCS designation, and is likely to result in the loss and disturbance of important semi-natural woodland habitat. Parts of the site are identified as being areas of potential bat habitat. Part of the site is also identified as Green Space Network; likely that some connectivity between habitats will be lost. Owing to the size of the site, there is likely to be a negative impact on River Dee SAC as a result of increased demand for water abstraction.	CEMP and ecological assessment required to assess and avoid impacts on the LNCS. Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required.	Proposed Plan 2014.  Cultral Heraitge updated to reflect comments from Historic Environment Scotland.
	Air	-	Development is likely to increase traffic into the built up area and increase congestion at key junctions and roundabouts, such as the Kingswells Roundabout. Scale of negative impact is uncertain given the existing large-scale development at Prime Four.		
	Landscape	-	Development is likely to have a significant impact on the local landscape, through new development on a greenfield site. However it is unlikely that it will be significant given the context of surrounding large-scale development at Prime Four business park and the lie of the land.		
	Population	++	Development will help Prime Four continue to attract new and expanding businesses, supporting continued economic growth and job creation in Aberdeen.		
	Cultural Heritage	++/--	A category C listed Quaker burial ground lies within the site. Development has the potential to have a significant negative effect, if the site and setting of the burial ground is not treated sensitively. Site is currently overgrowth and there is potential for improvement and enhancement. The Category B Listed Consumption Dyke lies to the east of the site. Again there could be a negative impact on setting.	Require buffer zone around the burial ground; improved access and maintenance. Input sought from MDC team during the masterplanning process.	
	Material Assets	+/-	Surface electricity pylons on site; proposals are uncertain although similar issues have already been resolved satisfactorily on site at Prime Four and this is commonplace on a development site.		
<b>OP19 Rowett North</b>					
	Biodiversity	--	Owing to the size of the site, there is likely to be a negative impact on River Dee SAC as a result of increased demand for water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required.	Existing site. Last assessed for Proposed Plan 2010.  Updated to reflect comments from SEPA on flood risk.



Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (+/--)	When Last Assessed and Changes Since
	Climatic Factors	--	The site is identified as being at 0.5% annual risk of fluvial flooding from the Green Burn which flows through the centre of the site and from a small water course in the centre of the site. Ground water features on the site may indicate a shallow water table. Steep gradient may increase surface water runoff and areas of the site at risk of pluvial flooding. Owing to the size of the site, there is also likely to be a significant effect on the River Dee SAC due to water abstraction.	Flood Risk Assessment required.	
	Water	--	The Green Burn runs through the site and development could physically impact on the water course. Site is at risk of flooding which is likely to have a negative impact on water quality in the event of a flood.	Flood Risk Assessment required.	
	Material Assets	--	Site is at risk of flooding which is likely to have a negative impact through loss or damage of material assets in the event of a flood.	Flood Risk Assessment required. Flood Risk Framework identifies which types of uses are most appropriate for different levels of flood risk.	
	Cultural Heritage	-	There are some buildings of architectural merit on-site and development may have a negative impact on their setting if not planned and designed sensitively.		
<b>OP21 Rowett South</b>					
	Biodiversity	--	Site is in close proximity to the Three Hills Local Nature Conservation Site, however no part of the site itself is covered by this designation. Therefore potential negative impact on biodiversity is likely to be limited. Owing to the size of the site, there is likely to be a negative impact on River Dee SAC as a result of increased demand for water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.	Existing site. Last assessed Proposed Plan 2010. Add reference to filled soil, cultural heritage and material assets.
	Climatic Factors	-	Site borders the Gough Burn and another small watercourse flows through the site. Although not at significant risk of flooding, may be vulnerable to future changes in climate.		
	Soil	+/-	Area of filled ground that runs east to west. This will require to be properly remediated before development takes place, which will lead to a positive benefit for soil if handled appropriately.		
	Landscape	-	Development may impact negatively on the local landscape setting this part of the city. May also negatively affect the setting and aspect of/from Brimmond Hill Country park and result in negative affects on landscape.		
	Cultural Heritage	+/-	Listed March Stones on site and Newhills Parish Church. May be a negative effect if design is not sensitive, however may be a positive enhancement of setting and access.		

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (+/--)	When Last Assessed and Changes Since
	Material Assets	+	The site is also close to areas identified as having poorer quality open space, meaning that the development has scope to improve this.		
<b>OP58 Stationfields, Cove</b>					
	All	+/-	As per general greenfield assessment.		Existing site. Last assessed for Proposed Plan 2010. No changes.
<b>OP17 Stoneywood</b>					
	Climatic Factors	--	Part of the site is identified as being at 0.5% annual risk of flooding from fluvial flooding from the River Don, which runs adjacent to the site. There may also be risk from small watercourses/springs/culverts running through the site.	Flood Risk Assessment required.	Existing site. Last assessed for Proposed Plan 2010.  Updated to reflect comments from SEPA on flood risk.
	Water	--	Part of the site is at risk of flooding which is likely to have a negative effect on water quality in the event of a flood.	Flood Risk Assessment required.	
	Material Assets	--	Part of the site is at risk of flooding which is likely to have a negative effect through the loss or damage of material assets.	Flood Risk Assessment required. Flood Risk Framework identifies which types of use are most appropriate for different levels of flood risk.	
	Biodiversity	--	The River Don Corridor LNCS is in close proximity, although the site itself is not covered by this designation; development unlikely to have a significant negative effect on biodiversity. Owing to the size of the site, there is also likely to be a significant effect on the River Dee SAC due to water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may be required.	
<b>OP30 West Huxterstone</b>					
	Water	-	Risk of negative impact on water quality as a result of a flooding event.	Flood Risk Assessment required.	Existing site. Last assessed Proposed Plan 2010.
	Climatic Factors	-	This site is not identified as being at risk of flooding, although there may be a small area of flooding from the Den Burn; there are historical records of flooding on the Den Burn.	Flood Risk assessment required.	Updated to reflect comments from SEPA on flood risk.
<b>OP36 Charlie House</b>					
	Biodiversity	-	There are records of bats within the vicinity of the site (Common Pipistrelle) and Wych Elm which is a locally important species. Site is adjacent to the Den of Rubislaw LNCS, may be an effect from run-off into this watercourse. Also in close proximity, but not covered by, Den of Maidencraig LNCS.	Ecological assessment required to assess impact on LNCS and protected species.	New site. Last assessed Main Issues Report 2013.  Additional comments and mitigation on water following comments from SEPA.

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (+/--)	When Last Assessed and Changes Since
	Climatic Factors	--	Part of the site is identified as being a 0.5% annual risk of fluvial flooding. Development in this area will also be vulnerable to the future effects of climate change and will reduce ability to introduce flood prevention measures	FRA will be required. Development should be limited to those areas not at risk of flooding. Flood Risk Area will be GSN. The proposer has indicated the flood risk area may be used as a naturalised sensory garden.	Updated to reflect comments from SEPA on flood risk.
	Population	++	This proposal is for a specialist children's healthcare facility which will provide a vital free service for people across the North East of Scotland.		
	Water	--	Site is adjacent to the North Burn of Rubislaw which can suffer from pollution pressures. Part of the site is also at risk of flooding which may have a negative effect on water quality in the event of a flood.	Construction SuDS required.	
	Cultural Heritage	-	The development will impact slightly on the setting of the surrounding listed buildings of the hospital and the view from the north west.		
	Material Assets	+/--	Development will provide a new city-wide respite facility for children and their families. Part of the site is at risk of flooding which may have a negative impact through the loss or damage of material assets in the event of a flood.	FRA required. Low vulnerability uses (e.g. green space) most likely to be appropriate in the area of flood risk. Flood Risk Area will be GSN. Proposer has indicated that this will be a sensory garden.	
<b>OP109 Woodend Farm (Site 2)</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	There is an LNCS adjacent to the north. This site falls within the River Dee catchment area. The presence of bats has been recorded on the site. Potential wet habitats and woodlands adjacent to the site.	Species survey and mitigation plan will be required as per LDP Policy NE8 Natural Heritage and SG.	Site is now identified as an Opportunity Site in the Proposed Plan following Council decision.
	Cultural Heritage	0	There are no built or cultural heritage features on this site to be affected.		Additional comments on water and biodiversity to reflect comments from SEPA.
	Water	-	There is currently no public sewerage in this area and proliferation of private sewerage systems is not a desirable trend.		
	Material Assets	+/-	As per general greenfield assessment. The site is zoned to Culter Primary and Culter Academy. There is capacity at Culter Primary, however Culter Academy is forecasted to exceed capacity in 2019.		
<b>OP109 Woodend Farm (Site 1)</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	A small percentage of the site is covered by SNH Ancient Woodland designation, some of trees have been felled to make way for farm buildings. The south east of the site is covered by the Peterculter LNCS. The site is located within the River Dee Catchment Area. The presence of bats has also been recorded on this site. Potential wet habitats and woodlands adjacent to the site.	Species survey and mitigation plan will be required as per LDP Policy NE8 Natural Heritage and SG. Apply LDP policies on protection of trees and woodland NE5 and Related SG.	Site is now identified as an Opportunity Site in the Proposed Plan following Council decision.

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (+/--)	When Last Assessed and Changes Since
	Cultural Heritage	0	There will be no loss or disruption to built or cultural elements. However, it is noted that the site is adjacent to Tillyoch Farm which is on the Sites and Monuments Record.		Additional comments on water and biodiversity to reflect comments from SEPA.  Updated biodiversity section at modifications stage 2016.
	Water	-	There is currently no public sewerage provision in this area and proliferation of private sewerage systems is not a desirable trend.		
	Material Assets	+/-	As per general greenfield assessment. The site is zoned to Culter Primary and Culter Academy. There is capacity at Culter Primary, however Culter Academy is forecasted to exceed capacity in 2019.		
<b>OP25 Woodside</b>					
	Biodiversity	-	Site is close to the Inverness – Kittybrewster Railway line LNCS but no part of the site itself is covered by this designation. River Don is also bound by areas of Ancient Woodland along the north and south banks of the river, although direct significant impacts on this are unlikely.		Existing site. Last assessed Proposed Plan 2010. Add reference to Inverness-Kittybrewster Railway Line LNCS and soil contamination.  Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	--	A small part of the site is identified as being at 0.5% annual risk of flooding; photos show that although the land bordering the site was flooded, the site itself was not. There is also a risk of surface water flooding on small parts of the site.	Flood Risk Assessment required. The area at risk from flooding is identified as Green Space Network with any watercourses maintained as naturalised channels with buffer strips. This means any areas at risk of flooding should be avoided.  <i>Following the Examination into the LDP2012, the Reporter concluded that, on the basis of the site topography, she was satisfied that the proposed new housing areas are several metres above the river level. She concluded that flood risk to the site will merit some consideration as part of the Development Management process and could also be dealt with through the addition of suggested text to the relevant section of Appendix 2.</i>	
	Water	-	Risk of negative impact on water quality as a result of a flooding event.	Flood Risk Assessment required.	
	Population	++	Proposal includes an allowance for a 50% affordable housing contribution which will have a positive affect on population.		

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++)	When Last Assessed and Changes Since
	Human Health	-	Development may result in the loss of sports pitches although proposal suggests that the pitches would be upgraded as a result of development in the area.	Policy NE3 Urban Green Space states pitches will not be developed unless suitable replacement can be made nearby.	
<b>OP24 A96 Park and Ride</b>					Updated to reflect comments on flood risk from SEPA.
	Water	-	Wells in close vicinity of the site may indicate a shall groundwater table; and areas of the site at risk of surface-water flooding. Possible risk of fluvial flooding in the south-east of the site from the Green Burn.	FRA not required; land for transport proposal.	
	Air	++/-	There may be a short-term negative impact on air due to the release of particulate matter during construction. There is likely to be a longer-term benefit once the site is operational, encouraging people not to bring their car into the city but make onward journeys by cycling, bus or car-sharing. This will be of particular benefit to the Haudagain Roundabout/Auchmill Road and City Centre AQMAs.	This impact will be enhanced by ensuring that options for onward connections are provided and are attractive options.	
	Climatic Factors	++/0	The purpose of the development is to discourage single-occupancy car-trips into the City, and continue journeys by sustainable and active modes instead. This will reduce congestion and pollution causing climate change. Part of this site is at medium to high risk of river flooding. However a P&R is not a vulnerable use so no effect.		
	Population	++	Development will provide a new sustainable transport facility for citizens and visitors and improve public transport options between Dyce and Aberdeen, which will help widen the options for living and working.		
	Human Health	+/-	Core Path (4) runs through the site, and consideration will have to be given as to how this can be improved and accessibility enhanced, and avoid loss or severance.		
<b>OP75 Denmore Road</b>					New bid. Last assessed for Main Issues Report 2013.  Flooding information updated to reflect SEPA comments on flood risk.  Now identified as a Preferred Option in Proposed Plan.  Updated at modification stage 2016 to reflect SEPA's comment
	Biodiversity	-	Part of the site is identified as being an area of potential bat habitat and records indicate the presence of Chiroptera bats on site. Other designated species recorded by this site are Wych Elm, Redwing, Green Sandpiper, Eurasian Siskin and Eurasian Badger.		
	Climatic Factors	-	Site is within a Potentially Vulnerable Area (PVA 06/16). There is a small watercourse on site with a previous flooding incident recorded due to blockage of an existing culvert through the site. Potential surface water flooding issue.	Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues.	
	Water	-	There is a small watercourse on the site. It is unclear how it is proposed to be treated at present.		

Issue	Topic	Score	Comments	Mitigation/Enhancement for Significant effects (++/--)	When Last Assessed and Changes Since
	Population	0	Site is proposed for retail, therefore neutral impact on population factors.		on possible surface flood water.
	Human Health	--	This development will result in the loss of high quality and useable open space in the form of the current sports pitches on site.	Policy NE3 states that an equivalent public open space must be laid out in an equally accessible location to mitigate loss of playing fields.	
	Cultural Heritage	0	No built or cultural heritage assets on the site.		
	Material Assets	-	Loss of sports infrastructure in the form of football pitches.		

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

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Material Assets	-	The site lies within the Bucksburn Academy and Bucksburn Primary catchment areas. Bucksburn Academy has a capacity of 683. Although there is currently capacity in the academy, the other housing developments in the catchment means that the school will go over capacity in 2019. Bucksburn Primary School is already over capacity and rolls are forecast to continue to rise to 186% capacity in 2020. Bucksburn and Newhill Primary Schools will be replaced by a new primary in 2015. This will have a capacity of 420 pupils. There are also rezoning issues in this area. Until these issues reach a conclusion, future primary school capacity in the area remains uncertain.		
<b>B0104 Clinterty</b>					New bid. Last assessed for Main Issues Report 2013. Updated to reflect comments from SEPA on flood risk.
	Biodiversity	-	There are records of Common Pipistrelle, Red Squirrel, Common Kestrel on this		
	Climatic Factors	--	Site is adjacent to an area identified as being at 0.5% annual fluvial flood risk. There are multiple watercourses through the site and there are some small areas of surface water flooding. Most of the site is likely to be low risk, but areas adjacent to Littlemill Burn or other small watercourses may be at risk.		
	Water	--	Some parts of the site may be at risk of flooding, which has the potential to impact negatively on water quality in the event of a flood.		
	Landscape	+/-	The development would re-use some brownfield land should the Scottish Agricultural College relocate from this site.		
	Cultural Heritage	0	No built or cultural heritage assets on this site.		
	Material Assets	--	Development would have a negative impact on existing schools through placing extra pressure on limited school capacity. Some parts of the site are also at risk of flooding, which would have a negative impact on material assets through damage or loss of assets.		
<b>B0202 Mundurno</b>					New bid. Last assessed for Main



Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Biodiversity	-	Proposed development site is adjacent to/in close proximity to the Local Nature Conservation Sites, Local Nature Reserve and SSSI designations covering Scotstown Moor and Perwinnes Moss, whilst the Corby, Lily and Bishops Loch SSSI lies off site to the North West. The site is identified as an area of potential bat habitat and there are records of Pipistrelle bats on site. Other designated species recorded by NESBREC for this site are Eurasian Badger, Barn Owl, Herring Gull, Common Snipe, Black-headed Gull, Eurasian Curlew, Hedge Accentor, House Sparrow, Common Kestrel, Northern Lapwing, Common Linnet, Reed Bunting, Sky Lark, Common Starling, Common Swift, Song Thrush, Eurasian Tree Sparrow, Yellowhammer.		Issues Report 2013.
	Landscape	--	Site falls within an area between Bridge of Don and Potterton classed as a 'Landscape of Local Significance' in the Aberdeen Landscape Strategy. The open character of the fields in the site, rising up to Mundurno farmhouse, with views across the site possible both from the A90 and the B999, mean that the development of this site will have a particularly significant negative impact on the landscape setting of the city.		
	Cultural Heritage	-	Undesignated heritage features on this site include a Standing Stone – once part of a stone circle, the site of a Motte and Mundurno farmhouse. There are 4-Mile stones to the west of the site on the B999 and to the east of the site on the old Ellon Road.		
<b>B0203 Land at Balgownie</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Designated species recorded by NESBREC for this site are Wych Elm and Common Swift.		Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	-	Site falls within Potentially Vulnerable Area 06/15. Small watercourses present on boundary of the site.		
	Landscape	+/-	There are some derelict buildings at Balgownie Home Farm which may be improved by development.		
	Human Health	--	Development would result in the loss of high quality public open space and sports pitches with a resultant negative impact on human health.		
	Cultural Heritage	0	No significant cultural heritage features on the site.		
	Material Assets	-	Loss of sports infrastructure in the form of playing pitches, running track and pavilion.		
<b>B0204 Land at Science and Energy Park (Proposal for a single wind turbine)</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	There are no protected species recorded by NESBReC for this site (with 100m buffer). Specific negative impacts associated with wind turbines include strike hazard or other disturbance e.g. noise, ice or shadow flicker.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Air	0	Development of a single turbine in this location will not result in an increase in vehicle traffic and will not impact upon air quality.		
	Climatic Factors	+/-	This development would help to promote the use of renewable wind energy in Aberdeen and is intended to contribute to the energy requirements of the Science and Energy Park, reducing energy consumption from non-renewable sources. Site falls within PVA 06/16 and is vulnerable to surface water flooding.		
	Soil	-	As per general greenfield assessment, but due to overall land take of a single turbine overall impact is likely to be limited.		
	Water	0	The proposal will have a neutral impact on water.		
	Landscape	-	A 70ft wind turbine at this location would be extremely visible from many locations across the city and it may be argued would detract from or harm the landscape setting of the City. However, there is an existing similar turbine located in close proximity.		
<b>B0205 Shielhill</b>					
	Biodiversity	-	Proposed development site is in close proximity to the Local Nature Conservation Sites, Local Nature Reserve and SSSI designations covering the Scotstown Moor/Perwinnes Moss, and the Corby, Lily and Bishops Loch SSSI lies off site to the north west. The site is identified as an area of potential bat habitat and there are records of Pipistrelle Bats on site. Other protected species is Wych Elm.		New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	-	Site is adjacent to an area that is at risk of flooding from fluvial sources. Springs and wells near the site indicate shallow groundwater. Small areas of the site thought to be at risk of surface water flooding but not thought to be significant.		
	Landscape	--	This site forms part of an area which is particularly prominent within the whole city and acts as a green space buffer between Bridge of Don and Potterton and has the green belt function of helping to protect the identity of both areas.	Given the size, location and prominence of this site it is unlikely that its landscape impact will be able to be acceptably mitigated; therefore do not allocate site.	
	Cultural Heritage	-	To the immediate east of the site, a stone circle at Dubford is a Scheduled Ancient Monument. Non designated heritage assets include features from the Sites and Monuments records at Newton of Mundurno – spring and farmstead and the Waterwheel to the south.		
<b>B0206 Shielhill Quarry</b>					
					New bid. Last assessed for Main

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Biodiversity	--	Site is covered by Local Nature Conservation Site status (Scotstown Moor/Perwinnes Moss) and there is also a Local Nature Reserve (Scotstown Moor) and SSSI (Perwinnes Moss) no further than 500m from the site. Parts of the site are identified as being areas of potential bat habitat. Other designated species identified for this site are Sky Lark, Small Heath, Common Snipe and the Lesser Butterfly Orchid.		Issues Report 2013.
	Air	--	It is likely that there will be a continuing negative impact on air quality due to the operations of the sand and gravel quarry.		
	Climatic Factors	+/-	No watercourses on the site, but is close to the area at risk of flooding from the Burn of Mundurno and may be vulnerable to flooding in future. Quarry in this location may help to reduce the distance aggregates are required to be transported by road, serving nearby constructions at Dubford, Berryhill, Grandhome and the AWPR.		
	Population	0	This development will not impact on population.		
	Human Health	0	Development would not safeguard the quantity and quality of existing open space and there will be no further provision on site; will be closed off for operational and safety reasons.		
	Cultural Heritage	0	No built or cultural heritage assets on the site.		
	Material Assets	++	The quarry would be a city-wide facility providing aggregates for construction projects across the whole of Aberdeen and beyond.		
<b>B0208 Land Adjacent to Old Ellon Road</b>					New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments on flood risk from SEPA.
	Biodiversity	-	Designated species recored by NESBReC for this site (with 100m buffer) are Eurasian Curlew and Eurasian Badger.		
	Climatic Factors	-	SEPA Flood Maps indicate that the southern part of the site may be at risk of flooding from the watercourse that runs along the south of the site.		
	Water	-	Small watercourse present along the southern boundary of the site. No indication how this would be treated.		
	Cultural Heritage	0	No built or cultural heritage assets on site.		
<b>B0209 Perwinnes</b>					New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments on flood risk from SEPA.
	Biodiversity	-	LNCS, LNR and SSSI designations covering Scotstown Moor/Perwinnes Moss area lie off-site to the south west, and the Corby, Lily and Bishops Loch SSSI lies off site to the north west, as does Grandholm Moss LNCS.		
	Climatic Factors	--	Site falls within PVA 06/15 and part of the site is identified as being at 0.5% annual risk of flooding from fluvial and there are multiple small watercourses running through the site.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Water	--	Parts of the site are at risk of flooding and there may be a negative impact on water quality in the event of a flood.		
	Landscape	--	This is open farmland and Perwinnes is a highly visible exposed hill. It is a landmark that provides a backdrop to development at Bridge of Don and helps to contain the existing suburb. There are very few significant features in the area which could be used to form a strong green belt boundary.		
	Cultural Heritage	-	No designated heritage features. The Sites and Monuments Record indicates a few scattered Sites and Monuments records, usually associated with existing farms (structures, piles of stones and troughs).		
	Material Assets	++/--	Parts of the site are at risk of flooding and there may be a negative impact through loss or damage of material assets in the event of a flood.		
<b>B0210 Causewayend</b>					
	Biodiversity	--	A large part of the site is shown as ancient woodland. Adjacent to the west of the site is a priority habitat. The area directly adjacent to the site to the east is designated as both a Local Nature Conservation Site (Scotstown Moor) and a Local Nature Reserve (Perwinnes Moss). Designated species recorded for this site by NESBReC (with 100m buffer) include Red Squirrel and the Lesser Butterfly Orchid.		New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	-	There is a small watercourse running through the centre of the site. This may be vulnerable to flooding now or in the future due to the effects of climate change.		
	Water	-	There is a small watercourse running through the centre of the site, it is unclear how this is proposed to be treated at present.		
	Human Health	--	Part of this site is currently used for local informal recreation (dog walking etc) which would be lost through development.		
	Cultural Heritage	0	No built or cultural heritage assets on the site.		
<b>B0303 Kingswells Community Expansion</b>					
	Biodiversity	--	Development is unlikely to safeguard the conservation objectives and qualifying features of the nearby locally designated site – Three Hills LNCS. There are records of several species of bats in the area; Common Pipistrelle, Natterer's Bat, Brown Long-eared Bat and Daubenton's Bat. There are also records of the following designated species; Wych Elm, Garden Tiger, White Ermine, Eurasian Red Squirrel and Common Kestrel in the area. Part of Area 2 is Ancient Woodland with numerous TPOs.		New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	--	Site falls within Potentially Vulnerable Area 06/18 and a small part of the site is identified as being at 0.5% annual risk of fluvial flooding.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Water	--	Part of the site is identified as being at risk of flooding. This may have a negative effect on water quality in the event of a flood.		
	Cultural Heritage	-	Fairley House and Cloghill House, Garden & Sundial are Listed Buildings. Numerous Sites and Monuments Records on the three sites including farmsteads, standing circles and burial grounds		
	Material Assets	-/	There are capacity issues at the primary school and development will have a negative impact on this asset. Part of the site is also at risk of flooding which is likely to have a negative impact through loss or damage of material assets.		
<b>B0947 Huxterstone</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Kingshill Wood is located to the south west of the site and there are a number of priority habitats associated with the woods.		
	Cultural Heritage	0	No built or cultural heritage assets on the site.		
	Material Assets	+	Overhead power lines run across this site from north-west to south-east. It is unclear how these would be proposed to be dealt with at present.		
<b>B0305 Kingswells East</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	As per general greenfield assessment		
	Cultural Heritage	0	No built or cultural heritage assets on the site		
	Material Assets	+/-	There will be a negative effect on the local schools which face capacity issues, particularly Kingswells Primary School which is forecast to go over-capacity in 2014.		
<b>B0306 Newton East</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	The North Burn of Rubislaw (Den Burn) LNCS is 98m to the north of the site. Site falls within the River Dee catchment. Chiroptera, Common Pipistrelle, Pipistrellus pipistrellus and the designated species Wych Elm have all been recorded within the vicinity of the site.		
	Cultural Heritage	+/-	No built or cultural heritage assets on the site		
	Material Assets	-	There will be a negative effect on the local schools which face capacity issues, particularly Kingswells Primary School which is forecast to go over-capacity in 2014.		
<b>B0308 Prime Four Phase 4</b>					New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments on flood risk from SEPA.
	Biodiversity	-	An area of approximately 1.3 ha of Priority Habitat adjoins the southern boundary of the site as well as approximately 2000 square metres of Priority Habitat within the north east section of the site. Site falls within the River Dee catchment.		
	Climatic Factors	-	Relatively large area of the site in the north eastern corner highlighted as being at risk of surface water flooding.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Soil	+/-	There is anecdotal evidence that the site may have been used for landfill and will therefore suffer from contamination, which will require to be remediated.		
	Cultural Heritage	-	There is a Category C Listed Building Kingswells House situated approximately 250m to the east of the site.		
<b>B0308 Prime Four Phase 5</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	An area of approximately 5.8 ha which runs along the northern and eastern boundaries of the site is designated as SNH Ancient Woodlands/Semi-Natural Woodlands, this is largely outwith the site and there will be minimal direct impact on this designated site. There are recordings of Bats and a range of designated species in the area.		
	Soil	+/-	There is anecdotal evidence that the site may have been used for landfill and will therefore suffer from contamination which will require to be remediated.		
	Cultural Heritage	-	There is a Category C Listed Building, 'Kingswells House, 'Friends' Burial Ground' within this site, this makes up a small area of the site.		
<b>B03011 Maidencraig</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Site is within the River Dee catchment. This site is an area of improved grassland, which does not provide a valuable habitat and there is the potential to enhance the biodiversity value of this area.		
	Water	-	Development would the amount of surface water run-off into water bodies, particularly into the Den Burn into which a drain directly flows.		
	Cultural Heritage	0	No built or cultural heritage assets on the site itself.		
	Material Assets	+/-	The site is zoned to Kingswells Primary school where the roll is forecast to go over capacity in 2014. The site is within a zone to potentially be included in a new Countesswells academy, but at present the site would be zoned to Hazlehead where the school is forecast to go over capacity in 2020.		
<b>B0902 Land at Murtle Den Road</b>					New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments from SEPA on flood risk
	Biodiversity	--	The Murtle Den LNCS is adjacent to the north. This site falls within the River Dee catchment area. Protected species identified by NESBReC for this site include bats and Wych Elm. Site is felled Ancient Woodland.		
	Climatic Factors	-	There is a small watercourse to the north of the site which may be vulnerable to flooding in future. The eastern edge of the site is poorly drained, indicating that it may be vulnerable to pluvial flooding. Maps indicate groundwater features nearby which may indicate a shallow groundwater table.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Water	-	Small watercourse to the north of the site, the proposed treatment of this is unclear at present.		
	Cultural Heritage	0	No built or cultural heritage on the site		
<b>B0903 Woodend Farm Site 3</b>					New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments from SEPA on flood risk.
	Biodiversity	--	There is an LNCS adjacent to the north. This site falls within the River Dee catchment area. The presence of bats has been recorded on the site. The south east of the site is designated as SNH Ancient Woodland. The south east of the site is also adjacent to TPO 210.		
	Climatic Factors	-	Buckler Burn flows from north to south along eastern boundary of the site; may be culverted through the site which may pose a flood risk. Small area potentially at risk of pluvial flooding.		
	Water	-	Small watercourse to the south of the site, the proposed treatment of this is unclear at present.		
	Material Assets	+/-	As per general greenfield assessment. The site is zoned to Culter Primary and Cults Academy. There is capacity at Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019.		
<b>B0906 Earlsparc Crescent</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	The site falls within the River Dee Catchment, is wooded and an area of priority habitat. The presence of bats has been recorded on the site.		
	Cultural Heritage	0	No built or cultural heritage assets present. It is noted that the site is adjacent to Dalheby House which is on the Sites and Monuments Record.		
	Material Assets	+/-	The site is zoned to Cults Primary and Cults Academy. Cults Academy is forecast to exceed capacity in 2019 and Cults Primary is to exceed capacity in 2016.		
<b>B0907 Guttrie Hill West</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	Peterculter LNCS covers this site. It is an area of existing Ancient Woodland and falls within the River Dee Catchment area. Protected species identified by NESBReC for this site include Pipistrelle bats, Red Squirrel and Wych Elm.		
	Population	0	This proposal is for a small development of large luxury homes, which will not contribute to providing choice and flexibility in housing choice in Lower Deeside.		
	Cultural Heritage	-	Archaeological sites present including Rig and Furrow and former quarry workings.		
	Material Assets	+/-	According to school roll forecasts, Cults Primary Schools is predicted to be over capacity as early as 2016, whilst for Cults Academy the year over capacity is 2019.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
<b>B0908 Guttrie Hill East</b>					
	Biodiversity	--	Site is adjacent to the Peterculter LNCS. Within the River Dee SAC catchment. This site is identified as ancient woodland and although it has now been felled this does not change its status. The site is identified as an area of potential bat habitat and there are records of Pipistrelle bats on site. Other designated species recorded for this site by NESBReC are Wych Elm and Eurasian Red Squirrel.		New bid. Last assessed for Main Issues Report 2013.
	Climatic Factors	+	Site is proposed for a sustainable energy refuelling station ( providing electric charging points, hydrogen and LPG as well as conventional fuels), which will help to promote the use of sustainable fuel technologies.		
	Population	0	Site is proposed for a refuelling station; will have a neutral impact on population.		
	Cultural Heritage	+/-	Archaeological sites present include Rig and Furrow and former quarry workings.		
	Material Assets	++	As per general greenfield assessment. The provision of hydrogen and LPG refuelling services is likely to require connection/installation of entirely new infrastructure suited to these fuels, which will be a unique facility for the whole city and those travelling on the AWPR.		
<b>B0909 Land to the North of Peterculter</b>					
	Biodiversity	-	Site is within the River Dee SAC catchment and is close to the Culter Burn which is a part of the SAC at this point. Culter Burn is also an LNCS and is covered at this point by a Tree Preservation Order (ref 81).		New bid. Last assessed for Main Issues Report 2013. Updated to reflect comments from SEPA on flooding.
	Climatic Factors	-	Site not identified as being at risk of flooding although the Culter Burn flows to the west of the site. Parts of the site also poorly drained which increases vulnerability to pluvial flooding.		
	Population	0	Proposed for 6 mainstream housing units; would not have a significant effect on housing choice and flexibility.		
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.		
<b>B0910 Land at Inchgarth Road</b>					
	Biodiversity	-	The area is surrounded by mature trees that are protected by a TPO The site is located within the River Dee catchment. Bats and Wych Elm are recorded on this site. The Deeside Line LNCS runs between the two areas and is an important habitat, and there is an area of ancient woodland to the south.		New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments from SEPA on flood risk.



Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Climatic Factors	-	Steep gradient which may cause increased surface water run-off. Small area potentially at risk of pluvial ponding to south of the site. There is a culverted watercourse that runs through the eastern half of the site into the River Dee and may be vulnerable to flooding in future.		
	Water	-	There is a culverted watercourse that runs through the eastern half of the site into the River Dee. It is unclear how this is proposed to be treated at present.		
	Human Health	+	Proposed for use as a sports pitch and research facilities that would support sports provision at Robert Gordon's University.		
	Cultural Heritage	-	Site is located within the Pitfodels and Lower Deeside Conservation Area.		
	Material Assets	+/-	Development will provide new sports facilities although there is a potential negative impact on the Deeside Line. There are also some electricity pylons that pass through the site and it is unclear how these will be impacted at present.		
<b>B0911 Albyn School Playing Fields</b>					New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments from SEPA on flood risk.
	Biodiversity	-	Site is within the River Dee SAC catchment. There have been many recorded sightings of bats in and around the site. There have been recorded sightings of Greylag Geese. One Wych Elm tree is present on the south west boundary.		
	Climatic Factors	-	Small watercourse along boundary of the site and may be a potential cause of flood risk. Steep gradient at site which may cause increased surface water runoff. Small area potentially at risk of pluvial flooding.		
	Human Health	--	This development would result in the loss of high quality (private) playing fields associated with Albyn School.		
	Cultural Heritage	0	No loss or disturbance to built or cultural elements.		
	Material Assets	+/-	The site would be zoned to Culter Primary and Cults Academy. There is adequate capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019.		
<b>B0912 Land Linking North Deeside Road and Inchgarth Road</b>					New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments from SEPA on flood risk.
	Biodiversity	-	The site is located within the River Dee catchment. Bats and Wych Elm are recorded on this site. The Deeside Line Local Nature Conservation Site runs between the two areas and is an important habitat, and there is an area of ancient woodland to the south.		
	Climatic Factors	-	Steep gradient at site which may cause increased surface water run-off. Small area potentially at risk of pluvial ponding in south of the site. There is a culverted watercourse that runs through the eastern half of the site into the River Dee. This may be vulnerable to flooding in future.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Water	-	There is a culverted watercourse that runs through the eastern half of the site into the River Dee. It is unclear how this is proposed to be treated at present.		
	Cultural Heritage	-	This development site is located in Pitfodels and Lower Deeside Conservation Area.		
	Material Assets	+/-	There is a potential negative impact on the Deeside Line. There are also some electricity pylons that pass through the site and it is unclear how these will be impacted at present.		
<b>B0915 Contlaw</b>					New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments on flooding from SEPA.
	Biodiversity	--	This site falls within River Dee SAC catchment. Protected species identified by NESBReC for this site include Eurasian Red Squirrel, Wych Elm, Merlin, Yellowhammer, Hedge Accentor, Song Thrush, Common Starling, Green Sandpiper and Large-flowered Hemp-nettle. The area is also identified as an area of potential bat habitat with records of Pipistrelle and Chiroptera bats on the site. There is also a large area of Ancient Woodland within the site.		
	Climatic Factors	-	Small watercourse runs from north to south through the site, may be culverted through the site. Groundwater features nearby may indicate a shallow water table. Small area potentially at risk of pluvial flood risk.		
	Water	-	There is a small open watercourse running through the middle of the site. It is unclear how this is proposed to be treated as part of the development.		
	Human Health	-	The AWPR passes through this site and is likely to pose conflicts of noise and air pollution, negatively impacting upon the residential amenity of the homes closest to it.		
	Cultural Heritage	-	There have been recorded archaeological finds on the site, and the historic Nether Beanshill Farmstead is also on the site. This indicates that it may be of archaeological interest.		
	Material Assets	+/-	There are currently school capacity issues in Lower Deeside. However this development proposes a new primary school which would help to offset the impact of this development for primary age children. Issues with secondary schools remain.		
<b>B0916 Loirsbank Road</b>					New bid 2013. Last assessed for Main Issues Report 2013.  Updated to reflect comments on flooding from SEPA.
	Biodiversity	--	The site is near the River Dee SAC and LNCS as well as the Allan Park LNCS. There have been a number of recorded sightings of bats in and around the site. Site is within catchment of River Dee SAC and is located on its functional floodplain.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Climatic Factors	--	The whole of this site is prone to flooding as it is situated on the River Dee flood plain, and in addition to increasing the number of properties at risk, this development may also affect the storage capacity of the floodplain, increasing the risk of flooding elsewhere.		
	Water	--	Site is on the floodplain of the River Dee SAC and is likely to physically impact on the river. The site is also close to the Culter Burn and is less than 500m from Inchgarth Reservoir.		
	Population	0	Proposed development is only for 4-5 large family homes and will not have an impact on providing housing choice or flexibility in Lower Deeside.		
	Cultural Heritage	0	There will be no impact on built or cultural heritage assets.		
	Material Assets	+/-	The site is zoned to Cults Primary and Cults Academy. Cults Primary is expected to exceed capacity in 2016 and Cults Academy is forecasted to exceed capacity in 2019.		
<b>B0917 Cobblestock</b>					New bid 2013. Last assessed for Main Issues Report 2013.
	Biodiversity	-	The site lies adjacent to the Deeside Old Railway LNCS. Site is within the River Dee SAC Catchment; the River Dee and Culter Burn are located in close proximity to the east.		
	Climatic Factors	-	A previous incident of flooding on Burnside Road (from the Culter Burn) is noted. Site is in close proximity to both the Culter Burn and River Dee which may be vulnerable to more significant flooding in future. There are also small pockets of poor drainage evident which may indicate vulnerability to pluvial flooding.		
	Soil	-	Barnhills Sand Pit is located within the southern area of the site and may present contamination issues which may require to be remediated prior to development.		
	Cultural Heritage	0	The site lies within the area zoned for Culter Primary and Cults Academy. There is sufficient capacity at Culter Primary School but Cults Academy is forecasted to exceed capacity in 2019.		
	Material Assets	-	Impact on existing roads infrastructure - road access is extremely poor – it is very narrow, single track, steep and with sharp bends in places. The physical characteristics of the access roads and the presence of gardens and houses next to it could restrict road widening and will make this a difficult issue to mitigate.		
<b>B0918 Land at Countesswells</b>					New bid. Last assessed for Main

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Biodiversity	-	This site is located within the River Dee catchment. The eastern edge of expansion site 1 borders the Hazlehead Park Local Nature Conservation Site and contains several areas of Priority Habitat. There are records of bats within the vicinity of the sites (Common Pipistrelle) and there are several designated species including; Wych Elm, Eurasian Red Squirrel, Small Heath, Hedge Accentor, Red Kite, Eurasian Woodcock and Wild Pansy. There are several areas of Ancient Woodland and established tree belts – Tree Preservation Order 206 is situated to the south of site 4.		Issues Report 2013.  Update to reflect comments on flood risk from SEPA.
	Climatic Factors	-	Small watercourse flows along northern boundary of site which may be a potential cause of flood risk. Small area potentially at risk of pluvial flooding.		
	Cultural Heritage	0	No built or cultural heritage assets present on the site itself. Countesswells House (a Category B listed building) is shown to be just south of expansion site 4.		
	Material Assets	+	Overhead pylons run through sites 1, 2, 4 and 6. It is unclear how these will be impacted at present.		
<b>B0919 Culter House Road</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	This site is adjacent to the Peterculter Local Nature Conservation Site. The site is identified as an area of potential bat habitat and there are records of Pipistrelle Bats on the site. Other designated species also recorded by NESBReC for this site (with 100m buffer) are: Eurasian Red Squirrel and Wych Elm. Site falls within River Dee catchment.		
	Population	+	This proposal is for tourism, leisure, recreation and roadside retail which will not have a significant impact on population.		
	Cultural Heritage	0	No built or cultural heritage features on the site.		
<b>B0920 Holemill</b>					New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments on flood risk from SEPA.
	Biodiversity	-	The Culter Burn LNCS runs adjacent to the north-western boundary. Site is within the catchment of the River Dee SAC which is also in close proximity to the site. A Tree Preservation Order (ref 81) lies to the west and north-west of the site.		
	Climatic Factors	-	No flooding risk identified, however the Culter Burn runs to the west of the site and may be vulnerable to more significant flooding in future.		
	Population	+/0	Site is proposed for either commercial or residential development. If commercial it will not have a significant impact on population.		
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Material Assets	+/-	The site lies within the area zoned for Culter Primary and Cults Academy. There is sufficient capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019.		
<b>B0921 Foggieton</b>					
	Biodiversity	--	The site lies within the River Dee Catchment Area. The south, south-west and west of this site is covered by Foggieton Local Nature Conservation Site (LNCS). This LNCS contains a variety of habitats including upland birch woodland, wet woodland, a small area of upland oak woodland, pine woodland, rush pasture, acid grassland, heath, bracken and a small area of standing water. There is an area of Priority Habitat to the south east of the site. There are records of bats within the vicinity of the area (Common Pipistrelle) and there are many designated species including; Wych Elm, Small Heath, Small Pearl-bordered Fritillary, Common Lizard, Reed Bunting, Eurasian Red Squirrel, Common Grasshopper Warbler, Green Sandpiper, Eurasian Woodcock and Large-flowered Hemp-nettle.		New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	-	There are small burns and drains present on the site and there may be some risk of flooding associated with these. There are very small areas which are poorly drained suggesting that parts of the site may be vulnerable to pluvial flooding. Groundwater features nearby may indicate a shallow water table. Small area potentially at risk from pluvial flooding.		
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.		
	Material Assets	+/-	The site would be zoned to Cults Academy and Cults Primary schools. Cults Primary school is forecast to go over capacity in 2016 and Cults Academy in 2019. There are also electricity pylons on the site and it is unclear how these would be impacted.		
<b>B0922 Murtle Den</b>					
	Biodiversity	--	This site falls within River Dee catchment The most easterly part of the site is designated Ancient Woodland.		New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments on flood risk from SEPA.
	Climatic Factors	--	The Murtle Dam is located to the north of the site; possibility of flooding due to infrastructure failure. Part of the site identified as being at 0.5% annual fluvial flood risk. Watercourse flows through site near the eastern boundary.		
	Water	-	Murtle Dam is located on the northern border of the site; with the reservoir to the north and a smaller waterbody to the south, associated with Murtle Dam. Small watercourse passes through the eastern part of the site.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Population	0	Development of two luxury homes will not make a significant contribution to providing a range of house types and sizes.		
	Cultural Heritage	0	There will be no loss or disturbance to built or cultural elements. No features of this type.		
<b>B0923 Peterculter West Phase 1a</b>					New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments on flood risk from SEPA.
	Biodiversity	--	Culter Burn LNCS runs adjacent to the western boundary. Falls within the catchment of the River Dee SAC, which is also in close proximity. A Tree Preservation Order (ref 81) lies to the west of the site.		
	Climatic Factors	--	The Culter Burns runs to the west of the site, and although no flood risk is identified it may be vulnerable to flooding in future. An open watercourse flowing into the Culter Burn flows through the south west of the site, and a further open tributary is noted at the northern and southern boundaries. A flooding incident is noted on Linn Moor Road (surface run off) and another on Malcolm Road (road drainage). There are some pockets of poor drainage present which indicates the site may be vulnerable to pluvial flooding.		
	Water	-	Watercourses present on and on the boundaries of the site. It is unclear how these are proposed to be treated at present.		
	Cultural Heritage	0	There will be no loss or disturbance to built or cultural elements. No features of this type.		
<b>B0924 Thornhill</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	The site lies within the River Dee Catchment Area and contains two priority habitats, covering roughly one third of the site. A tree protection order (Number 101) covers trees immediately adjacent to the southern end of the site. The Den Wood Local Nature Conservation Site is adjacent to this site at the north-eastern corner boundary. Bats have been recorded in the area (Chiroptera Pipistrelle, Common Pipistrelle and Pipistrellus pipistrellus). Wych Elm and Common Bullfinch are also within the vicinity of this site, both of which are designated species.		
	Cultural Heritage	0	There will be no loss or disturbance to built or cultural elements. No features of this type.		
	Material Assets	+/-	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary has sufficient capacity, however Cults Academy is forecasted to exceed capacity in 2019.		
<b>B0925 Wellwood</b>					New bid. Last assessed for Main

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

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Water	-	There is an open watercourse to the north of the site; unclear how these will be treated as part of the development.		
	Population	+	Site is proposed for a tourist chalet park; will not have a positive effect on population.		
	Cultural Heritage	0	There will be no loss or disruption of built or cultural elements.		
<b>B0928 Land to the West of Malcolm Road</b>					New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments on flood risk from SEPA.
	Biodiversity	--	The Culter Burn LNCS lies to the south and west of the site. A Tree Preservation Order (ref 80) lies to the south east. Site is within the River Dee SAC catchment. The River Dee and Culter Burn SAC runs along the west and southern edges of the site.		
	Climatic Factors	--	The Culter Burn lies to the south and west of the site and a risk of flooding within the southern area of the site is identified by the SEPA Flood Map. A flooding incident on Linn Moor Road to the west of the site is also noted (due to surface run off). Proposer indicates that around 40% of the site is poorly drained; this indicates that pluvial flooding may be a problem in future.		
	Water	--	Site is at risk of flooding which may have negative effects on water quality in the event of a flood.		
	Soil	+/-	West Craigton Quarry site located within the eastern area of the site boundary and south, meaning some potential for contamination and remediation.		
	Cultural Heritage	0	No built or cultural heritage designations on the site itself. Waulkmill Bridge (a Category B listed building) is noted to the west of the site, crossing the Culter Burn.		
	Material Assets	+/-	The site lies within the area zoned for Culter Primary and Cults Academy. There is sufficient capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019. Site is at risk of flooding which will have negative effects through the loss or destruction of material assets.		
<b>B0930 Land at Deeside Golf Club</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	This site is adjacent to the Old Deeside Line LNCS. There may be loss of trees on the boundary that it shares with the LNCS. Site falls within River Dee SAC catchment.		
	Climatic Factors	-	The site is around 150m north of the area shown to be liable to flood on the SEPA map. It is also about 20m above the area shown liable to flood. However, there is a small watercourse to the west of the site. This means that the site may be vulnerable to more significant flood events in future.		



Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Population	0	Site is only for 3 residential units; unlikely to make a significant contribution to meeting housing demand or improving housing choice in Deeside.		
	Cultural Heritage	0	There will be no loss or disturbance of built or cultural elements.		
<b>B0931 Cadgerford Westhill</b>					New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments on flood risk from SEPA.
	Biodiversity	--	There are recordings of bats in close proximity to this site and Northern Lapwing (a designated species) has been sighted to the north of the site. The woodland to the south of the site is designated as Ancient woodland and provides a valuable habitat. There are two small areas of priority habitat that may be affected by development.		
	Climatic Factors	--	The Brodiach Burn flows north to south along the western boundary of the site and may cause flooding on the site. Part is identified at being at 0.5% annual risk of fluvial flooding. Multiple small watercourses going through the site which may be a potential cause of flood risk Wells nearby may indicate a shallow groundwater table. Steep gradient from west to east may increase surface water run-off.		
	Water	--	Part of the site is at risk of flooding which is likely to have a negative impact on water quality in the event of a flood.		
	Human Health	--	The presence of a major gas pipeline to the west of this site significantly constrains the proposal that has been submitted. The majority of the site is located within the middle consultation zone, and a small area is located in the inner consultation zone. Any more than 30 dwellings on this site would be advised against by HSE.		
	Material Assets	--	Part of the site is at risk of flooding which is likely to have a negative impact through loss or damage of material assets on the site.		
	Cultural Heritage	0	There will be no significant affect on the historic environment.		
<b>B0932 Backhill Westhill</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversiy	-	There are recordings of bats in close proximity to this site and Northern Lapwing (a designated species) has been sighted to the north of the site. The woodland to the east of the site is designated as Ancient Woodland and provides a valuable habitat.		
	Climatic Factors	--	There are parts of this site at risk from flooding from the Brodiach Burn and development could result in increasing areas at risk of flooding.		
	Cultural Heritage	0	There will be no significant affect on the historic environment.		
<b>B0933 Binghill Farm</b>					New bid. Last assessed for Main

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Biodiversity	-	The extreme north east of the site is part of the Ancient Woodland designation to the east of the site. The site is also adjacent to the Murtle Den LNCS. There have been a number of recorded sightings of bats within the site. Red squirrels have also been recorded to the north of the site and Wych Elm is present in the tree belt to the north east of the site. Site falls within River Dee SAC catchment.		Issues Report 2013.
	Cultural Heritage	0	There will be no loss or impact on built or cultural elements.		
	Material Assets	+/-	The site is zoned to Milltimber Primary and Cults Academy. Both Milltimber Primary and Cults Academy are forecasted to exceed capacity in 2019.		
<b>B0934 Hill of Ardbeck</b>					New bid. Last assessed for Main Issues Report 2013.  Updated to reflect comments from SEPA on flood risk.
	Biodiversity	-	Bats have been recorded on the site. Wych Elm, Common Kestrel and Common Bullfinch have also been recorded on the site. The site is covered by the Peterculter LNCS and part of the eastern boundary is designated as SNH Ancient Woodland. Site falls within River Dee SAC catchment.		
	Climatic Factors	-	There is an open water course to the east of the site, which may be vulnerable to more significant flooding in future. Wells nearby may indicate a shallow water table. Small part of the site may be at risk from pluvial flooding.		
	Water	-	There is a small open watercourse to the east of the site, part of which is on the site itself. It is unclear how this will be treated as part of the development.		
	Human Health	--	Although the site is in private ownership and not formally laid out for open space, there are numerous paths throughout the site and it is well used by local people on an informal basis, meaning that this would be lost through development.		
	Material Assets	+/-	The site is zoned to Culter Primary and Cults Academy. There is sufficient capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2019.		
<b>B0935 Peterculter East</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	The site is adjacent to the Deeside Way LNCS, River Dee Corridor LNCS and falls within the catchment of the River Dee SAC. Bats and Wych Elm have been recorded on the site.		
	Climatic Factors	-	There is also a small water course to the north west Area B. It enters the site as a culvert and is then open to the west of the site and then is culverted again to leave from the south east of the site; this may be at risk of flooding in future.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since	
	Water	-	The southern boundary of Area A is on the banks of the River Dee and would physically impact upon the watercourse if development took place up to this edge.			
	Cultural Heritage	0	There will be no loss or disruption to built or cultural elements. However it is noted that remains of a historic railway bridge lie north of Area A.			
	Material Assets	-	Potential impact on CP 70 is to the south of Area A (along the boundary of the site). It is unclear how this will be treated at present. The site is zoned to Culter Primary and Culter Academy. Culter Primary has sufficient capacity, however Culter Academy is forecasted to exceed capacity in 2019.			
<b>B0936 Peterculter East Business Park</b>						New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	The Deeside Way LNCS is to the north of the site. The site is also in close proximity to the River Dee and Culter Burn SAC and River Dee Corridor LNCS. TPOs are also present to the south of the site within the Camphill Estate. The site is located within the River Dee Catchment Area. Bats and Wych Elm and have been recorded on the site.			
	Climatic Factors	-	It is noted that a fluvial flooding incident was recorded in July 2005. This indicates that it may be a problem in future.			
	Population	+	As per general greenfield assessment. Site is proposed for business park development which will provide employment.			
	Cultural Heritage	-	There will be no loss or disturbance to built or cultural elements.			
<b>B0937 Newmill Peterculter</b>						New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	The Culter Burn Local Nature Conservation Site is adjacent to the eastern boundary. A Tree Preservation Order is adjacent to the eastern boundary (ref 80). An Area of Ancient Woodland is adjacent to the eastern boundary. Falls within the River Dee SAC catchment.			
	Cultural Heritage	0	There would be no expected loss or disturbance of built or cultural elements. Kennerty House (a Category B listed building) and Garden are adjacent to the south eastern boundary of the site. Peterculter War Memorial is adjacent to the north eastern boundary.			
<b>B0938 Kennerty Farm Peterculter</b>						New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	--	Part of the site boundary includes the Deeside Old Railway LNCS. The River Dee and Culter Burn Special Area of Conservation is located to the east. There have been reports of bat sightings.			
	Climatic Factors	-	A previous incident of flooding on Burnside Road noted (from Culter Burn). Some small pockets of poor drainage are evident; this indicates that pluvial and fluvial flooding may be a problem in the future.			

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Cultural Heritage	0	There would be no expected loss or disturbance of built or cultural elements on the site itself. The Normandykes Roman Camp (Scheduled Ancient Monument) lies to the southwest of the site.		
	Material Assets	-	Site incorporates a section of the Deeside Way core path. Unclear how this will be treated at present.		
<b>B0939 Craigton Road Pitfodels</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Many existing mature tree belts located on this site. The south western corner of the site encompasses trees belonging to Ancient Woodland. There are records of bats in the area and Wych Elm, Eurasian Red Squirrel, Northern Lapwing and Common Kestrel, all of which are designated species. Site lies within the River Dee Catchment Area.		
	Population	++	Tentative proposals include a care home which would provide housing for an aging population.		
	Cultural Heritage	-	The site is within the Pitfodels Conservation Area. Sites and Monuments: 2 Boundary Stones on the perimeter of the site and stone walls.		
	Material Assets	+/-	If mainstream housing is provided, there is not capacity at the primary school or secondary schools and development will have a negative impact on these assets. It is anticipated that there will be capacity issues at Airyhall Primary by 2015 and Hazlehead Academy by 2020.		
<b>B0941 Peterculter West 1b</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Culter Burn LNCS runs adjacent to the western boundary. Falls within the catchment of the River Dee SAC, which is also in close proximity. A Tree Preservation Order (ref 81) lies to the west of the site.		
	Climatic Factors	--	The Culter Burns runs to the west of the site, and although no flood risk is identified it may be vulnerable to flooding in future. An open watercourse flowing into the Culter Burn flows through the south west of the site, and a further open tributary is noted at the northern and southern boundaries. A flooding incident is noted on Linn Moor Road (surface run off) and another on Malcolm Road (road drainage). There are some pockets of poor drainage present which indicates the site may be vulnerable to pluvial flooding.		
	Water	-	Watercourses present on and on the boundaries of the site. It is unclear how these are proposed to be treated at present.		
	Cultural Heritage	0	No expected loss or disturbance of built or cultural elements.		
	Material Assets	+	The site lies within the area zoned for Culter Primary and Culter Academy. Culter Primary has sufficient capacity, however Culter Academy is forecasted to exceed capacity in 2019.		

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

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Biodiversity	-	The site lies within the River Dee Catchment Area and contains two priority habitats, covering roughly one third of the eastern half of the site. A tree protection order (Number 101) covers trees immediately adjacent to the southern end of the eastern half of the site. The Den Wood LNCS is adjacent to this site at the north-eastern corner boundary. Bats have been recorded in the area (Chiroptera Pipistrelle, Common Pipistrelle and Pipistrellus pipistrellus). Wych Elm and Common Bullfinch are also within the vicinity of this site, both of which are designated species.		Issues Report 2013.
	Cultural Heritage	0	No built or cultural heritage present on the site.		
	Material Assets	+/-	There is not capacity at the primary school or secondary schools and development will have a negative impact on these assets. Electricity pylons run through the site and it is unclear how these will be impacted.		
<b>B0945 Land at Inchgarth Road</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	This site is within the River Dee catchment. Bats and Wych Elm are recorded on this site. The Deeside Line LNCS runs between the two areas and is an important habitat, and there is an area of ancient woodland to the south.		
	Human Health	+	Development will provide new sports facilities.		
	Cultural Heritage	-	Site is within the Pitfodels and Lower Deeside Conservation Area		
	Material Assets	+/-	Development will provide new sports infrastructure. However there will be a potential impact on the Deeside Line a valuable recreational asset.		
<b>B1302 Blackhills of Cairnrobin</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Protected species identified for this site and 100m buffer by NESBReC include Yellow Wagtail, Northern Lapwing, Ruff, Herring Gull, Garganey, Peregrine Falcon, Wood Sandpiper, Eurasian Curlew, Common Redshank, Dunlin, Black-tailed Godwit, European Golden Plover, Common Snipe, Whooper Swan, Temminck's Stint. Site falls within River Dee Catchment area.		
	Water	--	Large area of standing water on the site, even after dry weather, which appears to be a long-term problem. This indicates that it is poorly drained and may be vulnerable to pluvial flooding in future.		
	Human Health	--	Significant land use conflicts with the nearby Blackhills Quarry where blasting takes place. The whole site is within the 400m buffer zone of the quarry. Noise and dust likely to impact upon human health.		
	Cultural Heritage	0	No designated cultural heritage assets on the site.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
<b>B1304 Rigifa Farm</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	This site falls within the River Dee catchment area. NESBReC records indicate the following designated species are present on the site (within a 100m buffer): Yellow Wagtail, Northern Lapwing, Ruff, Herring Gull, Garganey, Peregrine Falcon, Wood Sandpiper, Eurasian Curlew, Common Redshank, Dunlin and Temminck's Stint.		
	Human Health	--	Significant land use conflicts with the nearby Blackhills Quarry where blasting takes place. The whole site is within the 400m buffer zone of the quarry. Noise and dust likely to impact upon human health.		
	Cultural Heritage	-	There are no designated heritage assets. Rigifa Farm is recorded on Canmore as being of heritage interest and would require special consideration and sensitive conversion. The surrounding area may also be of archaeological interest.		
<b>B1306 Land at Doonies Hill (Proposed for a single wind turbine. Exact location TBC. Assessment of whole potential area)</b>					New bid. Last assessed for Main Issues Report 2013.
	Biodiversity	-	Site is adjacent to the Balnagask to Cove LNCS which runs along the coast. Protected species recorded for this site by NESBReC are: Common Linnet, Common Eider, Eurasian Curlew, Northern Lapwing, Common Redshank, Eurasian Tree Sparrow, Purple Sandpiper, House Sparrow, Herring Gull, Common Starling, Common Kestrel, Sky Lark, Common Seal, Common Swift, Song Thrush, Yellowhammer, Black-headed Gull, Eurasian Woodcock, Scottish Scurvygrass and Purple Milk-vetch. The development of a wind turbine on this site will not protect any protected species, their habitats or resting places. The operation of the turbine may have a negative impact as a result of strike hazard or other disturbance e.g. noise, ice or shadow flicker.		
	Air	-	The proposal will not generate a significant amount of vehicle travel other than for occasional servicing and will not have a negative impact on air quality.		
	Climatic Factors	+	This development would help to promote the use of renewable wind energy in Aberdeen, reducing energy consumption from non-renewable sources.		
	Soil	-	This site is in close proximity to the Nigg Bay SSSI which is identified as being important for geodiversity (Quaternary). It is unlikely that the proposal for a single turbine will have an impact on its geological value.		
	Water	0	The proposal will have a neutral impact on water.		

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



Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	All other factors	-/+	As per general greenfield assessment.		
<b>Murtle Den Road (57242)</b>					Bid submitted during MIR consultation. Not previously assessed.
	Biodiversity	-	The Murtle Den Local Nature Conservation Site bounds the east of the site. Site falls within the catchment of the River Dee SAC and backs onto the Murtle Dam, which is a tributary of the SAC. Site identified as potential bat habitat.		
	Climatic Factors	-	Some potential for flooding on lower part of the site to the east, due to the steep gradient running down towards the burn which can be boggy underfoot.		
	Cultural Heritage	0	No built or cultural heritage assets present.		
<b>Area at Culter East of Malcolm Road (54298)</b>					Bid submitted during MIR consultation. Not previously assessed.
	Biodiversity	-	Site falls within the catchment of the River Dee. No designated sites present, but part of the site is identified as being of potential bat habitat.		
	Air	-	Development is likely to increase traffic into the built up area, and increase congestion at key junctions, for example A93/Malcolm Road, which will impact negatively on air quality through vehicle emissions.		
	Cultural Heritage	0	No built or cultural heritage assets present.		
	All other indicators	+/-	As per general greenfield assessment.		
<b>Land Adj, to OP58 Countesswells (54957)</b>					Bid submitted during MIR consultation. Not previously assessed.
	Biodiversity	-	Site falls within the catchment of the River Dee SAC and is identified as an area of potential bat habitat.		
	All other indicators	+/-	As per general greenfield assessment.		
<b>Land at Highview House, Countesswells Rd (59809)</b>					Bid submitted during MIR consultation. Not previously assessed.
	Biodiversity	-	Site falls within the catchment of the River Dee, however is not on a direct pathway. Parts of the site are identified as being of potential bat habitat.		
	Cultural Heritage	0	No built or cultural heritage assets present.		
	All other indicators	+/-	As per general greenfield assessment.		
<b>OP108 Mid Anguston</b>					New bid. Last assessed for Main Issues Report 2013. This site was preferred in the MIR but is now an alternative option.  Additional comments on water and biodiversity to reflect
	Biodiversity	-	Mid Anguston is no longer designated as a District Wildlife Site as a result of the recent review, but is still important in terms of habitat. Site is adjacent to field drains and streams that drain to the Gormack Burn, which is part of the River Dee SAC catchment. May be wet habitats on the site.		

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Climatic Factors	-	There are two waterbodies upgradient of the site which may be a cause of potential flood risk. Steep gradient from west to east may cause increased surface run-off.		and biodiversity to reflect comments from SEPA.
	Soil	-	The west boundary of the site is adjacent to land previously used for general quarrying (1869) and (1901) low level contamination may be expected which may be remediated by development.		Updated to reflect comments on flooding from SEPA.
	Water	-	There is no public sewerage provision for this site. Site is adjacent to a disused quarry where there is a confined water body vulnerable to contamination.		Updated at modification stage 2016.
	Cultural Heritage	0	Development would result in no loss or disturbance of built or cultural elements.		
	Material Assets	+/-	The site lies within the area zoned for Culter Primary and Cults Academy. There are no capacity issues in Peterculter Primary, however Cults Academy is forecasted to exceed capacity in 2019.		

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

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

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

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

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

Appendix 5.b. Brownfield Preferred Options (Opportunity Sites)					
Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++/--)	When Last Assessed and Changes Since
<b>OP7 Aberdeen College Gordon Centre</b>					
	All	+/-	As per general brownfield assessment		Reassessed for Proposed Plan 2015. Extension to site added at modification stage 2016 and site reassessed. No additional effect.
<b>OP67 Aberdeen Market</b>					
	Landscape	++	Sensitive and high quality design redevelopment would likely have a positive impact on the townscape of the Union Street Conservation Area and the Green Townscape Heritage Initiative Area, also improving their use and vitality.	Apply LDP Design policies ensure high quality placemaking, architecture and protection of historic environment. May also be presented to Design Review Panel.	Existing site. Last assessed for Proposed Plan 2010. No changes.
<b>OP72 Aberdon House Care Home</b>					
	Biodiversity	-	Site is adjacent to the River Don Corridor LNCS, meaning there may be some impact on its conservation objectives but no part of the site itself is covered by this designation, so the effect is unlikely to be significant.		Existing site. Last assessed for Proposed Plan 2010. No changes.
	Climatic Factors	-	Site itself is not identified as being at risk of flooding, but is close to areas at risk of flooding and may be vulnerable to the effects of future changes in climate.		
	Population	++	Redevelopment of this site has the potential to contribute positively to regeneration in Tillydrone by providing housing and/or employment for the population, which may include affordable housing.	Site identified by the Council as an opportunity for the development of affordable homes. Apply LDP Policy H5 requires that the equivalent of 25% affordable housing in every new development.	
<b>OP13 AECC Bridge of Don</b>					
	Biodiversity	-/++	Tree belt to the south and east of the site is Priority Habitat and may also be bat habitat. There may be some loss or disturbance. However, it is likely that redevelopment will bring opportunities for strategic landscaping and open space which will be an improvement on the current state of the site.	Opportunity to enhance biodiversity through careful consideration of the location, extent and configuration of GSN, as per Policy NE1.	New site. First assessed for Proposed Plan 2014.
	Air	-	Site is relatively well integrated into the existing urban area and public transport networks, however pedestrian permeability is restricted by busy roads which may have the indirect effect of encouraging car use and have some negative impact on air quality.		
	Landscape	+	Residential redevelopment is likely to be an improvement on the current state of buildings on site which are very prominent and visually intrusive owing to their scale and height. Development should respect the landscape setting and amenity of the existing golf course use.		



Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++/--)	When Last Assessed and Changes Since
<b>OP12 Balgownie 'One' Sports Centre</b>					
	All	+/-	As per general brownfield assessment.		New site. First assessed for Proposed Plan 2014.
<b>OP5 Balgownie Centre</b>					
	All	+/-	As per general brownfield assessment		Existing site. Last assessed for Main Issues Report 2009. No changes.
<b>OP11 Balgownie Home Farm</b>					
	All indicators	+/-	As per general brownfield assessment		New site. First assessed for Proposed Plan 2014.
<b>OP73 Balgownie Machine Centre</b>					
	Biodiversity	-	The site is adjacent to the Inverness-Kittybrewster Railway LNCS meaning there may be some impact on its conservation objectives and biodiversity, but no part of the site itself is covered by this designation so the effect is unlikely to be significant.		Existing site. Last assessed for Proposed Plan 2010. No changes.
	Population	+	Redevelopment has the potential to contribute positively to regeneration in the area by providing housing and/or employment.		
<b>OP6 Balgownie Primary School</b>					
	All	+/-	As per general brownfield assessment		Existing site. Last assessed for Proposed Plan 2010. No changes.
<b>OP14 Bankhead Academy</b>					
	All	+/-	As per general brownfield assessment		Existing site. Last assessed for Proposed Plan 2010. No changes to SEA from modification stage 2016.
<b>OP74 Broadford Works</b>					
	Biodiversity	--	Owing to the size of the development (500+ units), there is likely to be significant negative impact on River Dee SAC as a result of pressure for additional water abstraction to service new development.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.	Existing site. Last assessed for Proposed Plan 2010. No changes. Site now has planning permission. Updated to reflect comments on flood risk from SEPA.
	Climatic factors	-	Records of flooding near site from Gilcomston Burn, and reports of drainage issues on nearby roads. Site may also be at risk of fluvial flooding.	Flood Risk Assessment required.	
	Water	-	Risk of a negative impact on water quality as a result of a flood event.		

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++/--)	When Last Assessed and Changes Since
	Cultural Heritage	++	Sensitive and high quality redevelopment will enhance cultural heritage and the condition of these landmark buildings, which are on the Listed Buildings at Risk Register.		
<b>OP39 Braeside Infant School</b>					Existing site. Last assessed for Proposed Plan 2010. No changes. (Corrected reference to Tillydrone; site in Mannofield).
	Biodiversity	-	Site falls within the River Dee catchment area, but is not on any direct pathway. Therefore there is unlikely to be any significant negative effects.		
<b>OP37 Burnside Centre Mastrick</b>					New site. First assessed for Proposed Plan 2014.
	Biodiversity	+	There is likely to be some opportunities for habitat improvement on this site, which contains a significant amount of low-amenity open grassland. Development will not affect any designated site and is unlikely to affect any protected species.		
	Human Health	+/-	There may be part loss of open space on the site through redevelopment, but the extent of this is not yet known. It is likely that the quality of the remaining provision will be enhanced through this development.		
	Material Assets	+/-	There may be part loss of open space on the site through redevelopment; extent of this is not yet known. It is likely that the quality of the provision will be enhanced through this development.		
<b>OP15 Carden School</b>					Existing Site. Last assessed for Proposed Plan 2012. No changes.
	All	+/-	As per general brownfield assessment		
<b>OP76 Causewayend Primary School</b>					Existing site. Last assessed for Proposed Plan 2010. Add reference to LNCS.
	Biodiversity	-	Site is adjacent to the Inverness-Kittybrewster Railway LNCS, so there may be some negative impact, although the site itself is not covered by the designation. Site is also within the River Dee catchment area but is not on a direct pathway.		
	Cultural Heritage	+/-	Causewayend Primary School is a Category C listed building in a prominent location; and unsympathetic development has the potential to have a negative impact, but sensitive and high quality development would have positive benefits.		
<b>OP77 Cornhill Hospital</b>					Existing site. Last assessed for Proposed Plan 2010. Add reference to River Dee catchment and flood risk.
	Biodiversity	-	Site falls within River Dee Catchment Area but is not on a direct pathway so the effect is not likely to be significant.		

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++/--)	When Last Assessed and Changes Since
	Cultural Heritage	+/-	Development is within the Rosemount Conservation Area and could have a negative impact if development is not responsive to the surrounding environment, however sensitive and high quality design could have a positive impact.		catchment, and flood risk.
	Climatic Factors	-	Site itself is not identified as being at risk of flooding, but is close to an area at risk of flooding and may be vulnerable to future changes in climate.		
<b>OP78 Cotton Street</b>					
	All	+/-	As per general brownfield assessment		Existing site. Last assessed for Proposed Plan 2010. No changes.
<b>OP104 Craiginches Prison</b>					
	Biodiversity	-	This site falls within the River Dee catchment area and is in very close proximity to the river itself. Owing to steep topography, direct pathways are uncertain. There are some designated species recorded for this site; but it is likely that these are associated with the River Dee valley to the west of the site, and may not be directly affected by the redevelopment of the prison site itself.		New site. First assessed for Main Issues Report 2013.  CEMP now included in mitigation to reflect comments from SEPA.
	Climatic Factors	-	Site is not at risk of flooding from River Dee due to steep topography. A previous flooding incident has been recorded at Walker Road adjacent to the site, however this was likely to be due to blocked drainage which is a maintenance issue.		
	Population	+	Proposed use unknown at present. Likely to be mixed use, therefore as per general brownfield assessment.		
	Cultural Heritage	-	There are no designated heritage assets on the site. However, Craiginches Prison dates from 1830 and may be considered by some to be a significant non-designated heritage asset. However community views are likely to be mixed and consultation will be required.		
	Material Assets	-	No negative effect from closure of prison because facilities are being consolidated at a new facility in Peterhead. However, Walker Road Primary School is forecast to go over capacity in 2014 and will remain so for the foreseeable future.		
<b>OP57 Craighill Primary School</b>					
	Biodiversity	-	Site is within the River Dee catchment, but is not on a direct pathway. Given also the scale and the fact that it is a brownfield development impact is unlikely to be significant.		Existing site. Last assessed for Proposed Plan 2010. Add reference to flood risk.

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++/--)	When Last Assessed and Changes Since
	Climatic Factors	-	Site itself not identified as being at risk of flooding; however is close to areas at risk from the River Dee, and may be vulnerable to effects of future changes in climate.		
<b>OP79 Crown House</b>					Existing site. Last assessed for Proposed Plan 2010. Add reference to flood risk.
	Climatic Factors	-	Site itself not identified as being at risk of flooding; however it is close to a flood risk area and may be vulnerable to the effects of future changes in climate. Falls within the River Dee catchment area but is not on a direct pathway.		
	Cultural Heritage	+/-	Crown House is a Category B listed building within the Bon Accord Crescent/Crown St Conservation Area, and an unsympathetic development has the potential to have a significant impact on cultural heritage, but sensitive and high quality development could have positive benefits.		
<b>OP40 Cults Pumping Station</b>					Existing site. Last assessed for Proposed Plan 2010.  Updated to reflect comments from SEPA on flood risk.
	Biodiversity	--	Site falls within River Dee catchment and is on the Cults Burn which is a tributary of the River Dee, so development may have a negative impact through polluting run-off, disturbance or future flood defences. Site is also situated on the Cults Den LNCS so there may be an impact on its conservation objectives.	HRA Appropriate Assessment required, which will trigger requirement for EIA. CEMP required. Ecological assessment required to determine and avoid effect on Cults Den LNCS. Protection through Natural Environment policies. Appropriate buffer zones to be in place.	
	Climatic Factors	-	Cults Burn runs to the west of the site and development on this site and is adjacent to areas at risk of flooding; but site itself not considered to be at risk.		
<b>OP81 Denburn and Woolmanhill</b>					Existing site. Last assessed for Proposed Plan 2010. Add reference to LNCS.  Updated to reflect comments from SEPA on flood risk.
	Biodiversity	-	Site is adjacent to the Inverness-Kittybrewster Railway LNCS so there may be an impact on its conservation objectives, but site itself is not covered by this designation. Site also falls within the River Dee catchment area but is not on a direct pathway.		
	Climatic Factors	--	A significant area of flooding in southern portion of site is identified as being at 0.5% annual risk of fluvial flooding, and site is vulnerable to the effects of climate change. Source is likely to be from the culverted Den Burn.	Flood Risk Assessment required.	
	Water	--	Site is identified as being at risk of flooding, and there is likely to be a negative impact on water quality as a result of a flood event.	Flood Risk Assessment required.	

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

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++/--)	When Last Assessed and Changes Since
	Cultural Heritage	-	Development is within the Old Aberdeen conservation area. There could be a positive or negative impact on its setting and townscape, depending on the quality and sensitivity of proposals. May also be loss of key views of St Machar Cathedral.		
<b>OP93 Former Summerhill Academy</b>					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Biodiversity	-	Site falls within River Dee catchment area but is not on a direct pathway.		
<b>OP102 George Street/Crooked Lane</b>					New site. First assessed for Proposed Plan 2014.  Updated to reflect Historic Scotland (Historic Environment Scotland) comment on cultural heritage.  Reassessed at modification stage to reflect Reporters' Report comment.
	Climatic Factors	--	Site is identified as being at medium-level risk of flooding from river sources according to new SEPA Flood Risk maps.	Flood Risk Assessment required.	
	Water	-	Site is identified as being at risk of flooding, and there is likely to be a negative impact on water quality as a result of a flood event.	Flood Risk Assessment required.	
	Landscape	+	Redevelopment of this site is likely to have a positive impact on the current view of the site, which is of mixed quality. Likely to improve the streetscape of George Street and Crooked Lane if of a high quality design.		
	Cultural Heritage	+	There is a category C Listed Building on site. Policy D4 and D5 requires the retention and appropriate reuse of buildings.		
	Material Assets	++	Development will provide additional retail floorspace to meet the needs of the existing and future population of Aberdeen, as identified in the Retail Study 2013.	Site schedule will specifically identify this site as an opportunity for new retail development.	
<b>OP35 Granitehill Road</b>					New site. First assessed for Proposed Plan 2014.  Reassessed at modification stage 2016 to reflect SEPA's comment on possible surface flood water.
	Air	0	Site is proposed as a storage facility for Aberdeen Art Gallery. Therefore, it is unlikely to result in increased or regular vehicle movements and will have a neutral impact on air.		
	Landscape	++	Site is currently in a derelict state that is an eyesore for the community. Development of a high-quality design building on this site will improve visual aspect considerably.		
	Climate Factors	-	Surface water flooding may be an issue at the site	Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues.	
<b>OP27 Greenfern Infant School</b>					Existing site. Last assessed for Proposed Plan 2010. Add reference to LNCS and flood risk.
	Biodiversity	-	Site is adjacent to River Don Corridor LNCS, so there is a potential impact on its conservation objectives, but site itself is not covered by this designation.		

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++/--)	When Last Assessed and Changes Since
<b>OP49 Grove Nursery</b>					
	Climatic Factors	-	Site is not identified at being at risk of flooding on SEPA flood maps, however there has been historic issues with flooding from nearby channels, most likely due to blockages.	Flood Risk Assessment required.	Reassessed for Proposed Plan 2014. Updated to reflect comments from SEPA on flood risk.
	Water	-	Risk of negative impact on water quality as a result of a flood event.		
<b>OP65 Haudagain Triangle</b>					
	Air	++/--	Development within the area will attract additional traffic to an Air Quality Management Area. On the other hand, improvements to the Haudigan should improve congestion and air quality at this roundabout; therefore there will be mixed effects.	Apply LDP policy on developer contributions which will be sought as appropriate to try and mitigate transport impact.	Existing site. Last assessed for Proposed Plan 2010. No changes.
	Climatic Factors	+	This development proposal forms part of a wider masterplan for the area, and may lead to the replacement of the housing on this site with more energy efficient modern dwellings.		
	Population	++	Development would assist regeneration in this area and will also provide existing residents with new, modern replacement affordable housing. Remove red text.		
	Material Assets	++	This development will provide infrastructure improvements for the strategic road network around Aberdeen and will have a positive impact on material assets. Improvements to the Haudagain Roundabout will have positive effects on traffic and for the whole road network in the north of the city.		
<b>OP84 Hilton Nursery School</b>					
	All	+/-	As per general brownfield assessment		Existing site. Last assessed for Proposed Plan 2010. No changes.
<b>OP106 Former Jimmy Chung's Beach Esplanade</b>					
	Climate	-	Site is at 0.5% annual risk of flooding from coastal sources, being located directly on the coast, however topographical factors mean flooding is unlikely. Unlikely to increase the risk of flooding elsewhere.		New Opportunity site for Proposed Plan 2014.
	Water	0	As development will take place on the seafront, there is likely to be only minimal impact on the coastline because the site was previously developed and is already in a built-up area.		
	Landscape	+	Development will have a positive impact on the landscape setting of the city at the beach, if a sensitive and high quality design.		

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++)	When Last Assessed and Changes Since
	Material Assets	0	The likely future use of the site is uncertain however there is likely to be a positive impact on material assets by providing new development to help regenerate a derelict beachfront site. New Beach & Leisure policy restricts the uses which will be permitted.		
<b>OP42 Kennerty Mills</b>					Existing site. Last assessed for Proposed Plan 2010.  Updated to reflect comments from SEPA on Flood Risk Assessment.
	Biodiversity	--	Development is adjacent to the Culter Burn LNCS, but is not itself covered by this designation. Site is within River Dee catchment and is on a tributary. Development may impact negatively on water quality and biodiversity of the SAC.	HRA Appropriate Assessment required, which will trigger requirement for EIA. CEMP required. Ecological assessment required to determine and avoid effect on Culter Burn LNCS. Protection through Natural Environment policies. Appropriate buffer zones to be in place.	
	Climatic Factors	--	Site falls within PVA 06/19. Part of the site is at 0.5% annual risk of flooding; being adjacent to the Culter Burn it can be considered to be at medium to high risk of flooding.	Flood Risk Assessment required.	
	Water	--	Site is identified as being at medium-high risk of flooding, and there is likely to be a negative impact on water quality in the event of a flood,	Flood Risk Assessment required.	
	Material Assets	++/--	Site is identified as being at medium-high risk of flooding. Therefore there is likely to be a significant negative impact in the event of a flood, through the loss or damage of material assets.	Flood Risk Assessment required. Flood Risk Framework outlines most appropriate uses for different levels of flood risk.	
	Cultural Heritage	+/-	Kennerty Mills is a Category- B listed building; development could have a positive or negative impact depending on the detail of proposals.		
<b>OP105 Former Kincorth Academy</b>					
	All	+/-	As per general brownfield assessment		New site. First assessed for Proposed
<b>OP91 Marischal Square (former St Nicholas House)</b>					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Cultural Heritage	++/--	Site is within Union Street Conservation Area and lies between two Grade- A listed buildings (Marischal College and Provost Skene's House). Sensitive and high quality development has the potential to have a significant positive impact on their setting; however insensitive development may have a significant negative impact.	Apply LDP Design policies on successful placemaking. May also be submitted to Design Review Panel.	
	Landscape	+/-	Sensitive and high quality redevelopment would have a significant positive impact on the landscape, significantly improving the former St Nicholas House.		



Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++/--)	When Last Assessed and Changes Since
<b>OP43 Milltimber Primary School</b>					
	Biodiversity	--	Likely to be a significant effect on the River Dee SAC through impact on water quality from run-off.	HRA Appropriate Assessment required, which will trigger requirement for EIA. CEMP required. Ecological assessment required to determine and avoid effect on Culter Burn LNCS. Protection through Natural Environment policies. Appropriate buffer zones to be in place.	Existing site. Reassessed for Proposed Plan 2014. Updated to reflect comments on flood risk from SEPA.
	Water	-	There is a small risk of flooding from a small watercourse on the boundary of the site, risk of negative impact on water.	Flood Risk Assessment required.	
	Climatic Factors	-	There is a small risk of flooding from a small watercourse on the boundary of the site.	Flood Risk Assessment required.	
<b>OP16 Mugiemoos Mill (Former Davidsons Paper Mill)</b>					
	Climatic Factors	--	Site is adjacent to the River Don and part of the site is identified as 0.5% risk of flooding from fluvial sources. There is also part of the site which is at risk of flooding from the Bucks Burn which runs across the site.	Flood Risk Assessment required.	Existing site. Last assessed for Proposed Plan 2010.  Updated to reflect comments from SEPA on flood risk.
	Water	--	Site is close to the River Don and there will be potential impacts on water quality, especially in the event of a flood, and the site may be vulnerable to future changes in climate	Flood Risk Assessment required.	
	Material Assets	--	A small part of the site is identified as being at risk of flooding which is likely to have a negative effect in the event of flooding, through the loss or damage of material assets.	Flood Risk Assessment required. Flood Risk Framework identifies most suitable uses for different levels of flood risk.	
	Biodiversity	--	Site is adjacent to River Don Corridor LNCS, but is not itself covered by the designation. Owing to the size of the site, there is also likely to be a significant effect on the River Dee SAC due to water abstraction.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques. HRA Appropriate Assessment and EIA may also be required.	
<b>OP64 Ness Solar Farm</b>					
	Biodiversity	-	Site is located on a disused landfill that is in the process of being naturalised. It is low quality grass and scrubland and impact on biodiversity likely to be limited. Site is close to, but not covered by the Tullos Hill Local Nature Conservation Site.		New site. First assessed for Proposed Plan 2014.  Comments on flooding and water informed by comments from SEPA

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++/--)	When Last Assessed and Changes Since
	Climatic Factors	++	Solar farm will directly promote the generation and use of renewable energy, thus reducing the environmental impacts from greenhouse gases and other pollutants. Will not be a significant traffic generating use. Very small patches of the site are identified as being at risk of surface water flooding, but this is not significant.		Cultural heritage informed by comments received from Historic Scotland (Historic Environment Scotland)
	Soil	--	Use of, or spills of chemicals used at solar facilities presents the risk of soil contamination, however this is uncertain. There may also be contamination risks associated with the development of the landfill site.	Operation of solar facilities and potential pollution will be regulated; this is not a matter for planning.	
	Water	0/-	Operation of a solar farm does not require water use and will not increase the need for abstraction of water from the River Dee. The use of or spills of chemicals used at a solar facility also presents the risk of contamination of surface or groundwater. There are no watercourses in the immediate vicinity.	Operation of solar facilities and potential pollution will be regulated; this is not a matter for planning.	
	Landscape	-	Likely to have some impact on the landscape setting of the city. It will be a relatively small solar facility, but the installations will be numerous and geometric. Glare is not thought to be a significant issue with the type of panels proposed.		
	Population	+	Construction and operation of solar facilities is likely to create both direct and indirect employment opportunities		
	Cultural Heritage	-	Unlikely to result in the loss of any built or cultural heritage features. There are a number of scheduled cairns in proximity to the site, the proposal has the potential to impact on the setting of these sites.	Input from MDC on application, and the design and heritage policies will be used to mitigate negative impacts.	
	Human Health	0	Unlikely to have a significant impact on human health.		
	Material Assets	++	Development will create a significant new material asset for the whole city, in the form of a utility scale solar energy facility.		
<b>OP87 Pittodrie Park</b>					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Landscape	+/-	Large-scale development in this prominent location is likely to impact significantly on the surrounding landscape, which is in a prominent and exposed position when viewed from Beach Esplanade. However, impact largely local. If designed sensitively may be an improvement on the existing football stadium, which is very prominent.		
<b>OP89 Smithfield School</b>					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Population/Material Assets	++	In addition redevelopment in Tillydrone will support regeneration in the area having positive effects on population and material assets	Site identified by the Council as for the development of new affordable homes.	

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++/--)	When Last Assessed and Changes Since
<b>OP90 St Machar Primary School</b>					
	Climatic Factors	-	The site is close to areas of flood risk and may be vulnerable to the effects of future changes in climate. However the topography of the site would suggest that the site itself is not at risk of flooding.		Existing site. Last assessed for Proposed Plan 2010. Add reference to flood risk.
	Population/Material Assets	++	In addition redevelopment, especially if for housing, in Tillydrone will support regeneration in the area having positive effects on population and material assets		
<b>OP88 Shore Porters Warehouse</b>					
	All	+/-	As per general brownfield assessment		Reassessed for Proposed Plan 2014.
<b>OP92 St Peter's Nursery Spital</b>					
	Cultural Heritage	+/-	Site is within the Old Aberdeen conservation area and without careful consideration could impact negatively on cultural heritage. However site is currently overgrown and derelict, so proposals have the potential to improve its visual aspect considerably.		Existing site. Last assessed for Proposed Plan 2010. No changes.
<b>OP94 Tillydrone Primary School</b>					
	Population/Material Assets	++	In addition redevelopment in Tillydrone will support regeneration in the area having positive affects on population and material assets.	Site identified by the Council as for the development of new affordable homes.	Existing site. Last assessed for Proposed Plan 2010. No changes.
<b>OP103 Torry Nursery School</b>					
	All	+/-	As per general brownfield assessment		New site. First Assessed for Proposed Plan 2014.
<b>OP96 Upper/Basement Floors 73-149 Union Street</b>					
	Climatic Factors	-	Flood risk should be considered on this site; given historical flood events. Areas of the site also appear to be at risk from surface water flooding. Risk of flooding from culverts and road drains.	Flood Risk Assessment required.	Existing site. Last assessed for Proposed Plan 2010.FRA requested by SEPA.  Updated to reflect comments of flood risk from SEPA.
	Water	-	Risk of negative impact on water quality as a result of a flood event		
	Cultural Heritage	+/-	Building is Grade A listed and within Union Street Conservation area. Development has the potential to bring the whole building back into use and enhance its maintenance and the streetscape of the conservation area. Redevelopment could have significant negative impacts on cultural heritage if not sensitively designed.		
<b>OP97 Victoria Road School</b>					
	Biodiversity	-	Site falls within River Dee catchment area but is not on a direct pathway.		Existing site. Last assessed for Proposed Plan 2010. No changes.

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++/--)	When Last Assessed and Changes Since
	Climatic Factors	-	Site itself is not identified as being at risk of flooding, but is close to areas at risk from flooding and may be vulnerable to future changes in global climate.		
<b>OP98 VSA Gallowgate</b>					Existing site. Last assessed for Proposed Plan 2010. Add reference to River Dee.
	Biodiversity	-	Site falls within River Dee catchment area but is not on a direct pathway.		
	Cultural Heritage	+/-	VSA is a category C listed building, and is situated next to St Margret of Scotland Episcopal Church, which is a category B listed building. Opposite the VSA is 111 Gallowgate, which is also a category C listed building. Development has the potential to bring the VSA back into use with sensitive and high quality design, but may also have a negative effect on the site and setting of these other heritage assets.		
<b>OP99 The Waterfront, Torry</b>					Existing site. Last assessed for Proposed Plan 2010. Add reference to LNCS and flood risk.  Updated to reflect comments from SEPA on flood risk.
	Biodiversity	--	Site falls within the River Dee catchment area and is in close proximity to the SAC, so there may be a direct pathway. Impact likely to be limited owing to the existing industrial nature of the site.	HRA Appropriate Assessment and EIA may be required. Ecological assessment and CEMP required.	
	Water	--	Part of the site is at risk of flooding, which is likely to have a negative effect through the loss or damage of material assets in the event of a flood.	Flood Risk Assessment required.	
	Climatic Factors	--	Development is close to areas at risk of coastal and river flooding and may be vulnerable to effects of changes in climate. A small part of the site falls within the 0.5% annual risk of fluvial/coastal flooding. There is a history of flooding from the River Dee.	Flood Risk Assessment required.	
<b>OP100 Water Lane Grannary</b>					Existing site. Last assessed for Proposed Plan 2010. Add reference to River Dee.
	Biodiversity	-	Falls within River Dee catchment area but is not on a direct pathway.		
	Climatic Factors	-	Site is in close proximity to the Harbour and the area of land at risk from flooding from the River Dee/coastline, although site itself not at risk of floodin. This site may be vulnerable to future changes in climate.		
<b>OO68 1 Western Road</b>					Existing site. Last assessed for Proposed Plan 2010. No changes.
	Biodiversity	-	Site is adjacent to Inverness to Kittybrewster Rilaway Line is a Local Nature Conservation Site but not covered by the designation itself.		
<b>OP101 Woodside Congregational Church</b>					Existing site. Last assessed for Proposed Plan 2010. No changes.
	All	+/-	As per general brownfield assessment		
<b>OP69 140 Causewayend</b>					Existing site. Last assessed for

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++/--)	When Last Assessed and Changes Since
	All	+/-	As per general brownfield assessment		Proposed Plan 2010. No changes.
<b>OP70 35 Froghall Road</b>					
	Cultural Heritage	+/-	Close to Old Aberdeen Conservation Area and development has the potential to enhance cultural heritage if sensitively designed. If not, the impact will be negative.		Existing site. Last assessed for Proposed Plan 2010. No changes.
<b>OP71 41 Nelson Street</b>					
	Biodiversity	-	Site is adjacent to Inverness to Kittybrewster Rilaway Line is a Local Nature Conservation Site but not covered by the designation itself.		Existing site. Last assessed for Proposed Plan 2010. No changes.
<b>OP95 Triple Kirks</b>					
	Cultural Heritage	+/-	The restoration of this Grade A Listed Building in this prominent location has the potential to bring this building back into use and enhance heritage in the Conservation Area. Redevelopment could also have negative impacts on cultural heritage if not sensitively designed.		Existing site. Last assessed for Proposed Plan. No changes.
<b>OP110 Wellington Road</b>					
	Biodiversity	-	This site falls within the River Dee SAC catchment area. NESBReC records do not indicate the presence of any protected species on this site.		New site. Last assessed for Main Issues Report 2013. No change to assessment, but is identified as an Opportunity Site in Proposed Plan as a result of Council decision.  Updated at modification stage 2016 to reflect SEPA's comment on possible surface flood water.
	Climatic Factors	-	Record of flooding from small watercourses nearby, and areas of the site shown at risk of surface water flooding.	Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues.	
	Population	0	Site is proposed for retail use		
	Cultural Heritage	0	No built or cultural heritage assets on the site		
<b>OP115 Abbotswell Road</b>					
	Biodiversity	-	The site is bordered by the River Dee Corridor LNCS to the north and west. Site is also within the River Dee SAC catchment and is on the banks of the river.	. HRA Appropriate Assessment required, which will trigger requirement for EIA. CEMP required. Ecological assessment required to determine and avoid effect on Culter Burn LNCS. Protection through Natural Environment policies. Appropriate buffer zones to be in place.	New site. Last assessed for Main Issues Report 2013.  Updated to reflect comments from SEPA on flood risk.  Updated at modifications stage 2016. Site is now an opportunity site.

Issue	Indicator	Score	Comments	Mitigation/Enhancement for significant effects (++/--)	When Last Assessed and Changes Since
	Climatic Factors	-	Site is not identified as being at known risk of flooding according to SEPA Flood Risk Maps. However, it is close to the area currently identified as being flood risk from the Dee and may be vulnerable to the effects of future changes in climate. There is also a semi-natural burn running along the eastern edge of the site, which is culverted beneath Abbotswell Road. This small watercourse may also be vulnerable to flooding in future.		
	Water	--	There is currently a semi-naturalised small watercourse running through the middle of the wider site and the eastern edge of the site proposed for housing. It is unclear how this is proposed to be treated or promoted.		
	Population	+/-	The redevelopment of this site/rezoning of this area would provide housing. However, it would also involve the loss of current employment uses and may also remove protection for existing businesses on site and open them up to redevelopment for housing. A noise assessment will be required.		
	Cultural Heritage	0	No built or cultural heritage designations on the site		
<b>OP116 Froghall Terrace</b>					
	Soil	+'	Site is identified as potentially contaminated land. Development would enable the remediation of contaminated land if this is found on site.	When already existing contamination is suspected, a site investigation should be carried out and any contamination remediated as appropriate.	Updated at modifications stage 2016. Site is now an opportunity site. Previously assessed as brownfield general
	Population	+'	Redevelopment of the vacant site has the potential to contribute positively by providing housing for the population, which may include affordable housing.		
	Cultural Heritage	+/-	Close to Old Aberdeen Conservation Area and development has the potential to enhance cultural heritage if sensitively designed. If not, the impact will be negative.		

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

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



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

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

Other Preferred Site Options

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

Other Preferred Site Options

Issue	Topic	Score	Comments	Mitigation	When Last Assessed and Changes Since
	Biodiversity	0	There are no designated sites within the boundary. Tullos Hill Local Nature Conservation Site is adjacent to the site but no impact is anticipated.		Main Issues Report 2013, as a potential site for retail/mixed use.  Site was previously an alternative, is now an OP site for waste management facilities. Site has been fully reassessed for Proposed Plan 2014 for this use.  Updated at modification stage 2016 to reflect SEPA's comment on possible surface flood water.
	Air	-	Use of the site as an energy from waste plant could have air quality implications because carbon dioxide is emitted during the thermal treatment of the waste. However, if the waste was landfilled, the amount of methane produced would have more than twice the global warming potential. Site is in close proximity to the Wellington Road AQMA.		
	Climatic Factors	++	The development of an Energy from Waste plant will promote the use of renewable energy; thermal treatment of waste also has a lesser effect on global warming than landfilling waste. Potential surface water flooding.	Drainage Impact Assessment accompanying development proposals should address any surface water flooding issues.	
	Soil	-/+	As per general brownfield assessment.		
	Water	-	As per general brownfield assessment.		
	Population	+	Development will reduce the amount of waste sent to landfill which will reduce future land take of landfill sites and will have an overall positive impact on the environmental and economic well-being of the city.		
	Landscape	-	Energy from Waste plants usually involves the construction of a stack or tower, which will be highly visible from surrounding areas.		
	Cultural Heritage	0	There will be no impact on cultural heritage.		
	Human Health	0	Although there is some evidence that incineration of waste has some negative effects on human health, in the main this is not conclusive, and effects were likely to be small.		
Material Assets	++	Development will provide a site for modern energy from waste plant for the whole city of Aberdeen.			
<b>OP86 Dyce Railway Station Car Park</b>					New site. First assessed for Proposed Plan 2014.  Updated at modification stage 2016 to reflect SEPA's comment on possible surface flood water.
	Biodiversity	0	Site has not been previously developed, but it is poor quality grassland that is unlikely to contain any species, habitats or native wildlife that would be negatively impacted. However site is proposed for car-park use which will restrict opportunities for biodiversity enhancement in future.		
	Air	-/+	An increase in car parking spaces may have the effect of encouraging more people to drive their cars to the station, which will may increase congestion and have a negative effect on air quality. However, it may also ease inappropriate parking on nearby roads which may ease congestion. Therefore there is likely to be a mixed effect.		

Other Preferred Site Options

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

Appendix 7 Policy Assessments

Policy and Supplementary Guidance Preferred Options				
Policy	Topic	Score	Comments	Mitigation/Enhancement
<b>Land Release and Phasing</b>				
<b>LR1 Land Release Policy</b>				
<b>Part A First Phase Release</b> Policy allows the release of first phase greenfield development. This would result in a cumulative impact that would be greater than the individual sites. However, overall impact would be minimised by development sites being phased.				
	Biodiversity	--	Development of this number of houses and employment uses on greenfield land will have a significant impact on biodiversity through the loss and disturbance of habitats, species, green networks, trees and hedgerows. Development on this scale will also place pressure on water abstraction from the River Dee to service new development.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques.  Significant negative impacts minimised and mitigated by LDP policies on Sustainable and Active Travel, air quality, transport, design and historic environment, natural environment, housing.
	Air	--	Likely to be a significant negative impact on air through large-scale construction releasing particulate matter into the air. Also likely to generate significant amounts of new traffic journeys in the city with a negative impact on air quality. Increase in industrial land uses may also have a negative impact on air.	
	Climatic Factors	--	Likely to be a significant negative impact on climate, through increased energy use for new buildings, and increased traffic journeys releasing GHG. Large-scale development will increase surface water run-off and the likelihood of flooding.	
	Soil	--	Likely to be a significant negative impact on soil as a result of large-scale development, causing soil sealing, erosion, desegregation and compaction. Possible that some contaminants will be released into the soil. New development will generate significant amounts of waste, some of which will be landfilled.	
	Water	--	Likely to be a significant negative impact on water. Large-scale new development will require increased abstraction from the River Dee to service it. Likely that some development will physically impact on watercourses, or result in the release of water-borne pollutants.	
	Landscape	--	Likely to be a significant negative impact on landscape, with large-scale development taking place on greenfield areas on the edge of the city, affecting its landscape setting. Likely that development will also destroy smaller scale landscape features such as boundary walls etc.	
	Population	++	The release of land for housing and employment will have a significant positive impact for population, by providing housing, some of it affordable, to meet identified needs for population growth in the city. Additional employment land will support economic growth and employment opportunities.	
	Human Health	++	The release of land for housing and employment will have a significant positive impact on health by providing new homes and community facilities for an expanded population, including new and enhanced areas of open space.	
	Cultural Heritage	--/++	There is likely to be some impact on cultural heritage around the city arising from some large scale development. Some may be negative through the loss or disturbance of historic assets, other is likely to be positive through enhancing the setting and awareness of Aberdeen's heritage.	
	Material Assets	++	Will be significant positive impact on material assets, through the creation of new housing and employment buildings, hard and soft infrastructure.	
<b>Part B Second Phase Release</b> Policy identifies sites for second phase release through a future plan. This would result in a cumulative impact that would be greater than the individual sites. However overall impact would be minimised by development sites being phased.				
	Biodiversity	--	Development of this number of houses and employment uses on greenfield land will have a significant impact on biodiversity through the loss and disturbance of habitats, species, green networks, trees and hedgerows. Development on this scale will also place pressure on water abstraction from the River Dee to service new development.	Development will be phased and programmed so effects can be adequately managed over time. Policy R7 requires new development to use water-saving technologies and techniques.  Significant negative impacts minimised and mitigated by LDP policies on Sustainable and Active Travel, air quality, transport, design and historic environment, natural environment, housing.
	Air	--	Likely to be a significant negative impact on air through large-scale construction releasing particulate matter into the air. Also likely to generate significant amounts of new traffic journeys in the city with a negative impact on air quality. Increase in industrial land uses may also have a negative impact on air.	
	Climatic Factors	--	Likely to be a significant negative impact on climate, through increased energy use for new buildings, and increased traffic journeys releasing GHG. Large-scale development will increase surface water run-off and the likelihood of flooding.	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Soil	--	Likely to be a significant negative impact on soil as a result of large-scale development, causing soil sealing, erosion, desegregation and compaction. Possible that some contaminants will be released into the soil. New development will generate significant amounts of waste, some of which will be landfilled.	
	Water	--	Likely to be a significant negative impact on water. Large-scale new development will require increased abstraction from the River Dee to service it. Likely that some development will physically impact on watercourses, or result in the release of water-borne pollutants.	
	Landscape	--	Likely to be a significant negative impact on landscape, with large-scale development taking place on greenfield areas on the edge of the city, affecting its landscape setting. Likely that development will also destroy smaller scale landscape features such as boundary walls etc.	
	Population	++	The release of land for housing and employment will have a significant positive impact for population, by providing housing, some of it affordable, to meet identified needs for population growth in the city. Additional employment land will support economic growth and employment opportunities.	
	Human Health	++	The release of land for housing and employment will have a significant positive impact on health by providing new homes and community facilities for an expanded population, including new and enhanced areas of open space.	
	Cultural Heritage	--/++	There is likely to be some impact on cultural heritage around the city arising from some large scale development. Some may be negative through the loss or disturbance of historic assets, other is likely to be positive through enhancing the setting and awareness of Aberdeen's heritage.	
	Material Assets	++	Will be significant positive impact on material assets, through the creation of new housing and employment buildings, hard and soft infrastructure.	
<b>LR2 Delivery of Mixed Use Communities</b> Policy ensures that large new greenfield housing release includes a mix of housing and employment, and that employment land is delivered alongwith the housing land.				
	Biodiversity	0	No impact on biodiversity.	
	Air	0	No impact on air	
	Climatic Factors	+	This policy encourages more sustainable communities which will reduce the need for commuting by allowing people to live close to their work.	
	Soil	0	No impact on soil	
	Water	0	No impact on water	
	Landscape	0	No impact on landscape	
	Population	++	Policy does not directly promote development, but the timeous delivery of employment land will have positive benefits for economic growth and employment opportunities in areas close to where people live.	
	Human Health	+	Mixing development facilitates and encourages walking and cycling which will improve people's health and wellbeing.	
	Material Assets	++	Policy does not directly promote development, but the timeous delivery of employment land will have positive benefits for material assets.	
<b>Infrastructure Delivery</b>				
<b>I1 Infrastructure and Developer Contributions</b> Policy provides guidance on developer contributions and infrastructure requirements according to 8 masterplan zones. It provides a clear and concise guide to the contributions that each developer will be expected to pay to support new development.				
	Biodiversity	0	No impact on biodiversity.	
	Air	0	No impact on air.	
	Climatic Factors	0	No impact on climate.	
	Soil	0	No impact on soil.	
	Water	0	No impact on water.	
	Landscape	0	No impact on landscape.	

Appendix 7 Policy Assessments

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Population	+	Will provide new infrastructure that will support economic growth in Aberdeen which will provide employment opportunities for the population, and facilitate an increase in the supply of housing and other community facilities.	
	Human Health	++	Efficient infrastructure networks can be beneficial to human health by providing community and health facilities, and making the city easier and more efficient to move around. Water, waste and utilities infrastructure are also vital for public health.	
	Cultural Heritage	0	No impact on cultural heritage.	
	Material Assets	++	Will have a direct and significant positive impact on material assets by providing new and necessary physical infrastructure such as roads, telecoms, utilities and community facilities.	
<b>City Centre</b>				
<b>NC1 City Centre</b> Policy encourages all major footfall-generating uses to locate in the City Centre, according to the sequential approach				
	Biodiversity	+	Development will have some indirect positive impacts by encouraging significant footfall-generating uses to locate in the City Centre, protecting habitats and greenfield sites outwith the CC from development. Unlikely to impact on the conservation objectives of the River Dee because development will be on brownfield sites. May be some opportunities for enhancement of green networks if good design principles are incorporated into new development.	
	Air	--	Policy likely to increase vehicle traffic into the City Centre, compounding existing congestion and air quality issues, unless measures are taken to encourage public transport and sustainable and active travel. Likely to impact on City Centre AQMA.	LDP includes Sustainable and Active Travel policies to promote walking, cycling and public transport. A Sustainable Urban Mobility Plan will also be produced for the city centre. Air Quality policy ensures new development will not negatively effect AQMAS.
	Climatic Factors	++/-	Encouraging development in the City Centre will help to reduce congestion and emission of greenhouse gases because of its accessibility and proximity to major public transport hubs. Some parts of the City Centre are vulnerable to localised short-term flooding, such as the Denburn area.	Positive impact on climate will be enhanced by the creation of the SUMP which will make it easier to move around the City Centre efficiently, making it more attractive.
	Soil	-	Development will be on brownfield sites, likely to have some short term negative impacts through soil sealing, compaction and erosion. Likely effect on waste depends on Council's waste policies. If Council improves its recycling targets this impact will be positive. If not the impact will be negative.	
	Water	-	New development in the City Centre is likely to increase demand for water abstraction, however impact will not be as significant because there is limited space in the City Centre to increase floorspace substantially. Unlikely to impact on run-off, water borne pollution or watercourses.	
	Landscape	+/-	Policy will have a positive effect in reducing urban sprawl by encouraging major developments to locate in the City Centre. Impact on landscape setting dependent on design and scale of proposed developments.	
	Population	++	Policy will help to attract a large number of people of all diversities and ages into the City Centre, providing retail, leisure, employment etc. opportunities for all in a highly accessible location.	
	Human Health	+/-	May be some negative impact on human health through adverse effect on air quality in the City Centre. Unlikely to provide open space or sporting facilities.	
	Cultural Heritage	+/-	Impact on City Centre conservation area and listed buildings will be dependent on the design and scale of the proposed development. However in general is likely to enhance cultural heritage and encourage the reuse of historic buildings.	
	Material Assets	++	New development will result in a significant positive effect on material assets, very likely to provide new and improved residential, employment and community facilities. Other positive impacts on material assets will be dependent on the design.	
<b>NC2 Retail Core and Union Street</b> Policy encourages all major retail developments to locate in the City Centre.				



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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Biodiversity	+	Development will have some indirect positive impacts by encouraging major retail to locate in the City Centre, protecting habitats and greenfield sites outwith the CC from retail development. Unlikely to impact on the conservation objectives of the River Dee because development in the city centre will be on brownfield sites. May be some opportunities for enhancement of green networks if good design principles are incorporated into new development.	
	Air	--	Policy likely to increase vehicle traffic into the City Centre, compounding existing congestion and air quality issues, unless measures are taken to encourage public transport and sustainable and active travel. Likely to impact on City Centre AQMA.	LDP includes Sustainable and Active Travel policies to promote walking, cycling and public transport. A Sustainable Urban Mobility Plan will also be produced for the city centre. Air Quality policy ensures new development will not negatively effect AQMAs.
	Climatic Factors	++/-	Encouraging development in the City Centre will help to reduce congestion and emission of greenhouse gases because of its accessibility and proximity to major public transport hubs. Some parts of the City Centre are vulnerable to localised short-term flooding, such as the Denburn area.	
	Soil	-	Development will be on brownfield sites, likely to have some short term negative impacts through soil sealing, compaction and erosion. Likely effect on waste depends on Council's waste policies. If Council improves its recycling targets this impact will be positive. If not the impact will be negative.	
	Water	-	New development in the City Centre is likely to increase demand for water abstraction, however impact will not be as significant because there is limited space in the City Centre to increase floorspace substantially. Unlikely to impact on run-off, water borne pollution or watercourses.	
	Landscape	+/-	Policy will have a positive effect in reducing urban sprawl by encouraging major retail developments to locate in the City Centre. Impact on landscape setting dependent on design and scale of proposed developments.	
	Population	++	Policy will help to attract a large number of people of all diversities and ages into the City Centre, providing retail opportunities for all in a highly accessible location.	
	Human Health	+/-	May be some negative impact on human health through adverse effect on air quality in the City Centre. Unlikely to provide open space or sporting facilities.	
	Cultural Heritage	+/-	Impact on City Centre conservation area and listed buildings will be dependent on the design and scale of the proposed development. However in general is likely to enhance cultural heritage and encourage the reuse of historic buildings.	
	Material Assets	++	New development will result in a significant positive effect on material assets, very likely to provide new retail facilities to meet the needs identified in the Aberdeen City and Shire Retail Study 2013. Other positive impacts on material assets will be dependent on the design.	
<b>NC3 West End Shops and Cafes</b> This policy is protective, protecting the shops and cafes in the West End from change of use.				
	Biodiversity	0	Policy will not have any effect on biodiversity.	
	Air	0	Policy will not have any effect on air.	
	Climatic Factors	+	By protecting shops in the West End, policy may have an indirect positive effect on climate by retaining shops in the City Centre, which are easily accessible by walking, cycling and public transport.	
	Soil	0	Policy will not have any effect on soil.	
	Water	0	Policy will not have any effect on water.	
	Landscape	0	Policy will not have any effect on landscape.	
	Population	+	The policy will attract people of all diversities and ages into the West End of the City Centre to visit the shops and cafes, providing retail opportunities for the population.	
	Human Health	0	Policy will not have any effect on human health.	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Cultural Heritage	-/+	Impact on cultural heritage and historic environment is dependent on design. In general, the policy is likely to help conserve and enhance historic buildings and conservation areas by encouraging the reuse of historic buildings.	
	Material Assets	0	Policy will not lead to any new development; however there is likely to be some positive impact on material assets by preventing the loss of or conversion of existing shops.	
<b>NC4 Sequential Approach and Impact</b> Encourages significant footfall generating development to be located within a designated centre.				
	Biodiversity	+	By encouraging significant footfall generating development to be located within a designated centre, policy protects habitats and greenfield sites outwith of designated centres or on the edge of the city from development.	
	Air	-/+	Likely to increase traffic into the City Centre where this applies which will have a negative impact there; however in general by clustering footfall generating uses together in designated centres, there will be reduced car trips and more opportunities for public transport.	
	Climatic Factors	++/-	Encouraging development in designated centres will help to reduce congestion and emission of greenhouse gases because of its accessibility and proximity to major public transport hubs. The topography of some centres, including the City Centre are liable to flooding for example around the Denburn area.	
	Soil	-	Development will be on brownfield sites, likely to have some short term negative impacts through soil sealing, compaction and erosion. Likely effect on waste depends on Council's waste policies. If Council improves its recycling targets this impact will be positive. If not the impact will be negative.	
	Water	-	New development in existing centres is likely to increase demand for water abstraction, however impact will not be as significant because there is generally limited space in existing centres to increase floorspace substantially. Unlikely to impact on run-off, water borne pollution or watercourses.	
	Landscape	+/-	Policy will have a positive effect in reducing urban sprawl by encouraging major developments to locate in existing centres. Impact on landscape setting dependent on design and scale of proposed developments.	
	Population	+	The policy will attract people of all diversities and ages into existing centres to visit the shops and cafes, providing retail opportunities for the population in convenient locations.	
	Cultural Heritage	-/+	Impact on cultural heritage and historic environment is dependent on design. In general, the policy is likely to help conserve and enhance historic buildings and conservation areas by encouraging the reuse of historic buildings.	
	Material Assets	++	In general new development in existing centres will provide scope for the creation of new assets and this is likely to have a significant positive effect on material assets.	
<b>NC5 Out of Centre Proposals</b>				
	Biodiversity	+	By encouraging significant footfall generating development to be located within a designated centre, policy protects habitats and greenfield sites outwith of designated centres or on the edge of the city from development.	
	Air	-/+	Likely to increase traffic into the City Centre where this applies which will have a negative impact there; however in general by clustering footfall generating uses together in designated centres, there will be reduced car trips and more opportunities for public transport.	
	Climatic Factors	++/-	Encouraging development in designated centres will help to reduce congestion and emission of greenhouse gases because of its accessibility and proximity to major public transport hubs.	
	Soil	-	Development will be on brownfield sites, likely to have some short term negative impacts through soil sealing, compaction and erosion. Likely effect on waste depends on Council's waste policies. If Council improves its recycling targets this impact will be positive. If not the impact will be negative.	
	Water	-	New development in existing centres is likely to increase demand for water abstraction, however impact will not be as significant because there is generally limited space in existing centres to increase floorspace substantially. Unlikely to impact on run-off, water borne pollution or watercourses.	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Landscape	+	Policy will have a positive effect in reducing urban sprawl by encouraging major developments to locate in existing centres. Impact on landscape setting dependent on design and scale of proposed developments.	
	Population	+	The policy will attract people of all diversities and ages into existing centres to visit the shops and cafes, providing retail opportunities for the population in convenient locations.	
	Cultural Heritage	-/+	Impact on cultural heritage and historic environment is dependent on design. In general, the policy is likely to help conserve and enhance historic buildings and conservation areas by encouraging the reuse of historic buildings.	
	Material Assets	++	In general new development in existing centres will provide scope for the creation of new assets and this is likely to have a significant positive effect on material assets.	
<b>NC6 Town, District, Neighbourhood and Commercial Centres</b> States that retail is the preferred use within designated centres although a mix of uses is desirable. Protective policy that protects against changes of use that would harm established centres.				
	Biodiversity	0	Policy will not have any effect on biodiversity.	
	Air	0	Policy will not have any effect on air.	
	Climatic Factors	+	By protecting local shops in established centres policy may have an indirect positive effect on climate because centres which are generally easily accessible by walking, cycling and public transport.	
	Soil	0	Policy will not have any effect on soil.	
	Water	0	Policy will not have any effect on water.	
	Landscape	0	Policy will not have any effect on landscape.	
	Population	+	The policy will attract people of all diversities and ages into established centres located across the city, providing retail and other opportunities for the population.	
	Human Health	0	Policy will not have any effect on human health.	
	Cultural Heritage	-/+	Impact on cultural heritage and historic environment is dependent on design. In general, the policy is likely to help conserve and enhance historic buildings and conservation areas by encouraging the reuse of historic buildings.	
	Material Assets	0	Policy will not lead to any new development; however there is likely to be some positive impact on material assets by preventing the loss of or conversion of existing shops in established centres.	
<b>NC7 Local Shops</b> Policy protects local shops which are not part of the established hierarchy of centres, from change of use.				
	Biodiversity	0	Policy will not have any effect on biodiversity.	
	Air	0	Policy will not have any effect on air.	
	Climatic Factors	+	By protecting local shops which are easily accessible by walking, cycling and public transport, policy will have a positive impact on climate by reducing the need to travel by car.	
	Soil	0	Policy will not have any effect on soil.	
	Water	0	Policy will not have any effect on water.	
	Landscape	0	Policy will not have any effect on landscape.	
	Population	+	The policy will help to maintain local shops across the city, meaning that people will be able to access the goods they need in convenient locations.	
	Human Health	0	Policy will not have any effect on human health.	
	Cultural Heritage	-/+	Impact on cultural heritage and historic environment is dependent on design. In general, the policy is likely to help conserve and enhance historic buildings and conservation areas by encouraging the reuse of historic buildings.	
	Material Assets	0	Policy will not lead to any new development; however there is likely to be some positive impact on material assets by preventing the loss of or conversion of existing local shops.	

Appendix 7 Policy Assessments

Policy	Topic	Score	Comments	Mitigation/Enhancement
<b>NC8 Retail Development Serving New Developments</b> Policy requires that large new developments which have been identified as needing retail provision, must include such provision in the masterplanning of the new development.				
	Biodiversity	0/+	By encouraging retail development in new communities, this policy will protect habitats from ad-hoc development outwith these areas. Development could also provide and enhance habitats if good design principles are used.	
	Air	+/-	Likely to result in the release of particulate matter in constructing new development; large new developments are also likely to increase vehicle traffic which will impact negatively on air quality, but in general this policy will facilitate opportunities for sustainable and active travel by locating retail amongst new communities.	Policy works with and enhances sustainable and active travel policies
	Climatic Factors	++/-	Large new developments are likely to increase vehicle traffic and energy consumption; however by requiring new retail development to be integrated into new communities, policy is likely to facilitate and promote sustainable and active travel.	Policy works with and enhances those which promote energy and water efficiency, and renewable energy generation.
	Soil	0	Policy will not have any impact on soil over and above the context of the whole new development.	
	Water	0	Policy will not have any impact on water over and above the context of the whole new development.	
	Landscape	0	Policy will not have any impact on landscape over and above the context of the whole new development.	
	Population	++	Policy will provide new retail facilities for residents of new developments, in convenient and accessible locations.	
	Human Health	0	Policy will not have any impact on landscape over and above the context of the whole new development.	
	Cultural Heritage	0	There will not be any impact on cultural heritage.	
Material Assets	++	This policy will provide scope for the creation of new material assets; requires the provision of community facilities for the population.		
<b>NC9 Beach and Leisure</b> Policy that states beach and leisure proposals will be permitted provided that they fulfil certain criteria to protect the special character and function of the area, and do not generate significant car-borne journeys.				
	Biodiversity	0/+	Any new development at the beach would be brownfield; could provide and improve biodiversity if good design principles were used. No designated sites present at the beach and not likely to impact on the River Dee.	
	Air	-	Brownfield development likely to result in release of particulate matter during constructing of new development. Policy presumes against new development that generates significant car trips, helping to minimise negative impact on air. Will not impact on any AQMAs.	
	Climatic Factors	+/-	Likely to promote sustainable and active travel, and reduce car journeys by actively discouraging development that generates significant car trips. New development is likely to increase energy consumption, however impact would be reduced if energy efficient technologies were used. Area is in close proximity to area at risk from coastal flooding.	
	Soil	-	Likely to have short-term negative impacts on soil; however effect will be less because new development would be brownfield. New development of retail/leisure unlikely to generate contamination of the ground. New development will generate more construction/operational waste; the likely effect of this depends on the Council's waste policies.	
	Water	-	There will be a medium to long-term negative impact on water as new development is built, through increased need to abstract water. However the effect is not likely to be significant as there is limited space for new development and it is likely to be intensification of use.	
	Landscape	+/-	Development is likely to have a positive effect on the landscape setting of the beach if good design principles are used.	
	Population	+	Development will provide additional retail, leisure and recreational opportunities for the population, attracting a range of people to the beach.	
	Human Health	-/+	There is the potential to sever links between residential areas and recreational sites however this will be minimised if good design principles are used.	
	Cultural Heritage	0	There will be no impact on cultural heritage.	
Material Assets	++	In general all new development provides scope for the creation of new material assets; likely to provide new leisure and community facilities for the whole of Aberdeen.		

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Policy	Topic	Score	Comments	Mitigation/Enhancement
<b>Transport</b>				
<b>T1 Land for Transport</b> Identifies and safeguards land for strategic transport projects. The sites safeguarded are assessed cumulatively here.				
	Biodiversity	-	Safeguarding land for transport will have no effect on biodiversity in itself. However the development of large-scale transport projects is likely to have a negative effect on biodiversity, through loss, disturbance or habitat fragmentation. Some of the projects may impact on designated sites, however the impacts are uncertain at present, as the detail of proposals is yet to be refined.	
	Air	+/-	There will be a mixed impact on air quality; a number of the schemes are designed to discourage traffic from entering the city, reduce congestion, or encourage modal shift which will have a beneficial effect on air quality, especially on AQMAs. However road improvements may encourage trips by private car which may worsen air quality.	
	Climatic Factors	+/-	There will be a mixed impact on climatic factors; a number of the schemes are designed to discourage traffic from entering the city, reduce congestion, or encourage modal shift which will reduce pollution and GHG emissions. However road improvements may encourage trips by private car which may increase pollution.	
	Soil	-	Construction of new transport facilities could have an adverse impact on soil through erosion, desegregation and compacting. Development may also result in the release of substances during construction that could potentially contaminate the soil.	
	Water	-	There may be a slight risk of water contamination resulting from the construction of transport facilities; especially those crossing watercourses; the effects are uncertain at present. It is anticipated that SuDS will be implemented with all projects where appropriate.	
	Landscape	-	Some transport projects are likely to reduce open and green space in the city and intrude into the landscape, such as the AWPR and A96 Park and Choose sites which necessitate the loss of greenfield land.	
	Population	+	The transport schemes will contribute to developing a modern transport system for Aberdeen which will improve choice and travelling conditions, contributing to economic growth and social inclusion.	
	Human Health	+/-	Cumulatively the transport schemes are likely to improve air quality in some parts of the city (e.g. Haudagain) but may lead to worsened air quality in others. All transport schemes listed facilitate sedentary forms of travel which could have a long-term negative impact on health by making active travel less attractive. Some of the projects may lead to a loss or severance of open space.	
	Cultural Heritage	0	Unlikely to have any effect on cultural heritage assets; would depend on the nature of the site and proposals.	
	Material Assets	++/-	Policy will have very significant positive impacts on material assets through the construction of large-scale new infrastructure, which will also indirectly help to facilitate and unlock other development sites around the city.	
<b>T2 Managing the Transport Impact of Development</b> Commensurate with their 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.				
	Biodiversity	-	A number of STF projects are likely to have a negative effect on biodiversity, through loss, disturbance or habitat fragmentation. Some of the projects may impact on designated sites, however the impacts are uncertain at present, as the detail of proposals is yet to be refined.	
	Air	+/-	There will be mixed impacts on air; the policy is intended to minimise traffic generated by new development which will have a positive effect on air quality; however STF projects are designed to accommodate increased traffic and improve the flow of road traffic throughout the city which might encourage an increase in car use.	Policy works in combination with sustainable and active travel policies.
	Climatic factors	-	There will be mixed impacts on climate. the policy is intended to minimise traffic generated by new development which will have a positive effect; however STF projects are designed to accommodate increased traffic and improve the flow of road traffic throughout the city which might encourage an increase in car use.	Policy is supported by sustainable and active travel policies that encourage and facilitate walking, cycling and public transport.
	Soil	-	Construction of new transport facilities could have a negative impact on soil through erosion, desegregation and compaction. Development could also result in the release of substances during construction that could potentially contaminate the soil.	
	Water	-/+	STF projects promote road transport improvements over the Rivers Dee and Don which could negatively impact on water quality at these locations; however impacts are uncertain at present until details come forward. SuDS are anticipated for new transport schemes where appropriate.	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Landscape	+/-	Policy aims to minimise traffic generated by new development and be strategic about improvements, which should help to prevent a proliferation of large scale transport improvements in support of individual new development. However the STF projects are large-scale and could negatively impact on the landscape, especially around the Dee and Don.	
	Population	+/-	Policy requires new developments are accessible to pedestrians, cyclists and public transport. This promotes social inclusion and affordable travel for those who rely on public transport. Reducing traffic levels and congestion will also have significant benefits for economic growth.	
	Human Health	+/-	In general, ensuring new developments are accessible by sustainable modes of transport will benefit human health by encouraging physical activity (walking and cycling), and improving air quality. It should also improve links between new development and open spaces. However some STF projects will increase road capacity, leading to more vehicles and worsened air quality.	
	Cultural Heritage	-	In general unlikely to have any effect on cultural heritage assets; would depend on nature of the site and the proposals. Certain projects could negatively impact on designated heritage such as any improvements to or near the Bridge of Dee.	
	Material Assets	++/-	Policy will have very significant positive impacts on material assets through the construction of large-scale new infrastructure, which will also indirectly help to facilitate and unlock other development sites around the city.	

**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.

	Biodiversity	+	Encouraging sustainable and active travel minimises the need for private car transport, and associated large-scale transport improvements which may have led to the loss or disturbance of habitats, species or green networks.	
	Air	+	Policy actively seeks to limit the transport impact of new development and reduce private car use, resulting in less congestion and improved air quality.	
	Climatic Factors	++	Aims to ensure new development is accessible by sustainable modes of transport and layouts prioritise walking and cycling, which will minimise congestion and the emission of polluting GHGs.	
	Soil	0	Policy will have no effect on soil.	
	Water	0	Policy will have no effect on water.	
	Landscape	+	Encouraging sustainable and active travel minimises the need for private car transport, and associated large-scale transport improvements which are likely to intrude into the landscape or sever open spaces.	
	Population	++	Ensuring new development is accessible to pedestrians, cyclists and public transport will aid access to cheaper modes of transport, enhancing social inclusion and providing for those who rely on public transport. By indirectly helping to minimise congestion, policy is likely to contribute to economic growth in the city by making it more attractive and efficient to move around.	
	Human Health	++	Sustainable and active travel will benefit human health by facilitating physical activity and helping to improve air quality. Policy requires that existing access rights and links to open space are protected and enhanced.	
	Cultural Heritage	0	Policy will have no effect on cultural heritage.	
	Material Assets	++	Ensures that high quality sustainable transport facilities accompany new development and are improved throughout the city. Protects and enhances rights of way and pedestrian access links	

**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.

	Biodiversity	0	Policy will not have any effect on biodiversity.	
	Air	++	Policy will have a long-term and significant positive effect on air quality by stating that development will not be permitted if it will have a negative impact on air quality without appropriate mitigation.	
	Climatic Factors	0	Policy is unlikely to have any significant effect on greenhouse gases or renewable energy.	
	Soil	0	Policy will have no effect on soil.	
	Water	0	Policy will have no effect on water	
	Landscape	0	Policy will have no effect on landscape	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Population	+	Helps to ensure that Aberdeen continues to be a desirable place to live, visit and invest in. May therefore have an indirect positive effect for economic growth.	
	Human Health	++	Policy seeks to ensure air in the city is safe and breathable, and that human health does not suffer as a result of air quality problems exacerbated by new development.	
	Cultural Heritage	0	Policy will have no effect on cultural heritage.	
	Material Assets	+	Policy will have a positive effect on material assets by seeking to ensure that the environment in Aberdeen remains clean and safe place to live and invest in and visit.	
<b>T5 Noise</b> Aims to prevent conflict between noise generating developments, and noise sensitive uses. Protects Candidate Noise Management Areas and Candidate Quiet Areas from development that would lead to a deterioration of noise conditions.				
	Biodiversity	+	Locating noisy developments away from Quiet Areas will have long term positive effects on species and habitats in these areas, by preventing noise disturbance.	
	Air	0	Policy will have no impact on air.	
	Climatic Factors	0	Policy will have no impact on climate.	
	Soil	0	Policy will have no impact on soil.	
	Water	0	Policy will have no impact on water.	
	Landscape	+	Policy will protect Quiet Areas, which are all public open spaces valued for their peacefulness, from noisy development taking place nearby.	
	Population	0	Policy will have no impact on population.	
	Human Health	+	Policy will have long-term and significant benefits for health, particularly mental health and well-being, by seeking to minimise noise and preserve the tranquility of Quiet Areas, and ensuring that noise-sensitive developments are not neighboured with noisy ones.	
	Cultural Heritage	0	Policy will have no impact on cultural heritage.	
Material Assets	+	Protecting Quiet Areas and separating noisy and noise-sensitive land uses represents good design and will have a long-term positive effect on the quality of life in the City. Preserving the integrity of Quiet Areas will have a long-term positive impact, enhancing the outdoor experience in these areas.		
<b>Design</b>				
<b>D1 Quality Placemaking by Design</b> Policy requires new development to have a strong and distinctive sense of place, demonstrating the six essential qualities of successful placemaking. Policy relates to improving the design of new development, and does not generate development in and of itself.				
	Biodiversity	+	Likely to have a long term positive effect; policy drives development to respect its surroundings, which includes ensuring valuable natural features are retained. Natural landscaping is encouraged and development should complement landscape and ecology.	
	Air	+	Policy is requiring new development to ensure placemaking principles which includes prioritising sustainable and active travel, and building at appropriate densities, which will help to limit new vehicle movements and the neagtive impact on air quality.	
	Climatic Factors	+	Policy is requiring new development to ensure placemaking principles which includes prioritising sustainable and active travel, and building at appropriate densities, which will help to limit new vehicle movements and the neagtive impact on climate through GHG emissions. 'Resource efficient' is one of the six essential qualities of place.	
	Soil	0/+	Developments are required to be resource-efficient which includes consideration of recycling which will help reduce the amount of waste sent to landfill, having a long-term positive impact. There will not be any site-specific impact on soil.	
	Water	+/-	Achieving a balance of soft and hard landscaping and open space provision may have an impact on surface water run-off, however this is uncertain. Unlikely to be any significant effect.	
	Landscape	+	Policy will have a positive effect on the landscape setting of new developmens by encouraging the use of soft and hard landscaping. New development is expected to complement the existing landscaping and encourages the creation of sustainable communities that are distinctive and respond to their context.	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Population	+	There will be a long-term positive impact because policy encourages a mix of house types and sizes in new development; and encourages new homes to be designed to accommodate future internal alterations which may help to support an elderly population.	
	Human Health	+	Well-designed developments are likely to have a long-term positive effect on health and wellbeing, by creating environments that are safe, welcoming and pleasant, where people will enjoy living and working. Places will also be required to prioritise pedestrians and sustainable and active travel, making them safer for people.	
	Cultural Heritage	+	Policy requires that development responds to a thorough analysis of the site context and retains and reuses any cultural heritage assets on the site.	
	Material Assets	++	Likely to have a significant and long-term positive impact by encouraging Aberdeen's new built environment to be high-quality, sustainable, attractive and resource efficient, incorporating excellent design principles.	
<b>D2 Landscape</b> Policy requires new development to improve and enhance the setting and visual impact of new development.				
	Biodiversity	++	Yes, there will be a long term positive impact from the policy as it actively promotes biodiversity and conserves, enhances or restores exiting landscape features, and encourages new landscapes where non exist. Likely to have a direct positive impact on habitat connectivity through the requirement for strategic landscape frameworks for new developments.	
	Air	+	Likely to be indirect positive effects of this policy on air because soft landscaping can help to absorb CO2 and other airborne pollutants.	
	Climate	+	There is likely to be an indirect positive effect of this policy on reducing the emissions of greenhouses gases and flood risk as soft landscaping is expected, and landscape features are required to be conserved, enhanced, resorted or created.	
	Soil	+	May be an indirect long-term positive impact through the creation or restoration of landscape features.	
	Water	+	Landscape features can also act as SuDS which help to reduce surface water run-off and improve water quality.	Policy interacts with and mutually supports policy on flooding, drainage and water quality.
	Landscape	++	Policy will have a direct, significant and long term positive impact. New development must have a strong landscape framework, be informed by existing landscape features which are to be conserved, enhanced, restored or created.	
	Population	0	Policy will have no impact on population	
	Human Health	+	Likely to be direct positive effects, as landscaping can have a positive impact on people's physical and mental wellbeing and quality of life.	
	Cultural Heritage	+	Where present, landscaping can have a positive impact by protecting and conserving the setting of build and cultural heritage features.	
Material Assets	+	The policy will have an indirect positive impact on material assets by ensuring existing built and natural features are incorporated in to site plans, and for the conservation, enhancement, restoration and creation of new landscape thereby ensuring pleasant and welcoming environment.		
<b>D3 Big Buildings</b> Policy requires that big buildings must be a high quality design which complements or improves the existing site context.				
	Biodiversity	0	Impact on biodiversity is uncertain. The impacts are dependent on the location of the development and the existing habitat.	
	Air	+/-	Big buildings can accommodate a large number of people. They may have a negative impact on carbon footprint and air quality if located away from transport hubs, as they would lead to an increase in car journeys. If located closed to transport hubs, there may be a slight positive impact on air.	
	Climate	+/-	Concentrating a large number of people at a high density will result in less land grab and a positive impact on greenhouses gases. Big buildings are likely to be located in the city centre therefore close to transport hubs, it is expected the location of the big buildings will result in an increase in sustainable and active travel. A big building will consume energy, and, if replacing a smaller building, it will consume more energy than what it is replacing. This can be mitigated by the design, materials and use of low and zero carbon technology. The impact on energy consumption is unknown due to these variables.	



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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Soil	0	Development of big buildings will have a negative impact as it will result in soil sealing and compaction; the (re)development of brownfield sites may result in releasing substances into the soil; thereby the policy has a negative impact. However redeveloping site may result in a long term positive impact through the remediation of contamination.	
	Water	+/-	May be a negative impact on water in the medium to long term during the construction and servicing of the new development. May be an increase in the amount of surface water run off due to the scale, height of the building. The overall impact on water is unknown as it depends on the size of the building, the location, the previous land uses.	
	Landscape	++	Policy ensures big buildings are designed to fit their context, and requires an assessment of their visual impact. Well-designed and sensitive big buildings will add to the overall aesthetic of the city and add architectural merit to the skyline.	
	Population	+	There will be a long term positive impact; well-placed big buildings will offer a range of services to the population, promote economic growth, provide additional office/work space and hotel and leisure space.	
	Human Health	0	There will be no impact on human health.	
	Cultural Heritage	+	The policy will have a positive impact on cultural heritage. Development will have to consider cultural heritage and landscape when assessing their impact on context and when assessing their impact on views.	
	Material Assets	+	There will be a positive long term impact on material assets as the city will increase its stock of big buildings that are designed to respond to their context.	
<b>D4 Historic Environment</b> Policy protects, conserves and enhances the historic environment, ensuring new development respects the character, appearance and setting of the historic environment.				
	Biodiversity	+	Policy is likely to have some indirect positive impact on biodiversity by protecting the natural spaces of historic assets, such as gardens, parkland and trees, which may be valuable for biodiversity. However likely to be limited opportunities for expansion or significant enhancement of these spaces.	
	Air	0/-	Unlikely to be any impact on air.	
	Climate	0	Unlikely to be any impact on climatic factors.	
	Soil	0	Unlikely to be any impact on soil.	
	Water	0	Unlikely to be any impact on water.	
	Landscape	++	Policy aims to protect, conserve and enhance the historic environment which includes areas of open space and the landscape setting of buildings.	
	Population	0	No impact on population.	
	Human Health	+	Within the Union Street Conservation Area and a small part of the Albyn Place/Rubislaw Conservation Area there are AQMAs. The impact of the policy is uncertain; however in general there will be no significant impact. Likely to be a positive long-term impact through conserving and enhancing historic open spaces. High quality historic environment may also improve mental health and wellbeing and quality of life.	
	Cultural Heritage	++	Long term positive impact on cultural heritage as the policy protects, conserves and enhances the historic environment in line with national guidance. Ensures developments on site are in keeping with the character and appearance and setting of the designated sites. The physical in situ preservation of all scheduled monuments and archaeological sites is supported.	
	Material Assets	0	Unlikely to be any impacts on material assets.	
<b>D5 Our Granite Heritage</b> Policy seeks the retention and appropriate re-use, conversion and adaptation of all granite features, structures and buildings.				
	Biodiversity	0	Unlikely to be any impact on biodiversity.	
	Air	0/-	Unlikely to be any significant impact on air. Proposals to demolish buildings may have a small, localised short-term impact on air through the release of particulate matter.	
	Climate	0	Unlikely to be any significant impact on climate. The principle of retaining, reusing and adapting buildings will mean that embodied energy is retained.	
	Soil	0	Unlikely to be any significant impact on soil. Proposals to demolish buildings may have a small, localised short-term impact on soil sealing, erosion and compaction.	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Water	0	No significant impact on water.	
	Landscape	+	The landscape character and local distinctive of Aberdeen is promoted by this policy which encourages the retention, reuse, conversion and adaption of granite features, structure and buildings.	
	Population	+	Policy may have a slight positive impact on population, as the reuse, conversion and redevelopment of existing buildings will lead to an increase in housing stock or employment space.	
	Human Health	0	Unlikely to be any significant impact on air. The policy may have an indirect impact on human health as the policy encourages the re-use, conversion and redevelopment of buildings, structure and features, some of which may be located within the air quality management areas.	
	Cultural Heritage	++	The policy seeks to retain, reuse, convert and adapt granite features, structures and buildings. This will have a long term positive impact on historic buildings, archaeological sites and conservation areas, and on the landscape setting of Aberdeen or any historic features or sites.	
	Material Assets	+/0	There may be some positive impact on material assets. Direct impact on population as the reuse, conversion and redevelopment of existing buildings will lead to an increase in housing stock, employment and/or leisure space. Indirect positive impact on allowing sustainable use of resources including waste and energy through embodied energy.	
<b>Business and Industry</b>				
<b>B1 Business and Industrial Land</b> Land zoned for business and industrial uses shall be retained for Class 4, 5 and 6 and safeguarded from conflicting development types. Permissions restricted to Class 4 when beside residential areas and buffer zones may be required to protect residential amenity. Facilities that support business and industry will be permitted where they enhance the attraction and sustainability of the city's business and industrial land.				
	Biodiversity	0	Policy will not have any impact on on biodiversity.	
	Air	-	The principle of co-locating business and industrial uses is likely to have a localised negative impact on air quality, because it will promote the concentration of potentially air-polluting uses in a single locality.	
	Climate	0/+	Co-locating business and industry, especially on business parks, is likely to provide opportunities for public transport or dedicated private transport to and from the area, which may help to promote sustainable and active travel. Significance of the positive impact would depend on the provision of suitable transport opportunities.	This policy is supported by Sustainable and Active travel policies
	Soil	0	Policy will not have any impact on soil.	
	Water	-	The principle of co-locating business and industrial uses is likely to have a localised negative impact on local watercourses or bodies, because it will promote the concentration of potentially water-polluting uses in a single locality.	
	Landscape	0	Policy will not have any impact on landscape.	
	Population	++	Will have a significant positive impact on population by safeguarding business and industrial land from other development pressures, helping to maintain Aberdeen as a competitive and sustainable business location, with plentiful employment opportunities.	
	Human Health	++	By concentrating business and industrial uses together, with appropriate buffer zones, policy will help to prevent conflict with sensitive land uses such as residential and protect people from noise, dust etc.	
	Cultural heritage	0	Policy will not have any impact on cultural heritage.	
Material Assets	+	Likely to have a positive effect by safeguarding areas of existing business and industrial land and associated infrastructure from other development pressures.		
<b>B2 Specialist Employment Areas</b> Land zoned for Specialist Employment Areas shall be retained for Class 4 safeguarded from conflicting development types. Facilities that support business and industry will be permitted where they enhance the attraction and sustainability of the city/s business and industrial land.				
	Biodiversity	0	Policy will not have any impact on on biodiversity.	
	Air	0/-	Policy will not have any impact on air. The principle of co-locating Class 4 uses will not have any significant impact on air because Class 4 is not an air-polluting use.	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Climate	0/+	Co-locating Class 4 uses, especially on business parks, is likely to provide opportunities for public transport or dedicated private transport to and from the area, which may help to promote sustainable and active travel. Significance of the positive impact would depend on the provision of suitable transport opportunities.	This policy is supported by Sustainable and Active travel policies
	Soil	0	Policy will not have any impact on soil.	
	Water	0	Policy will not have any impact on water. The principle of co-locating Class 4 uses will not have any significant impact on water because Class 4 is not a water-polluting use.	
	Landscape	0	Policy will not have any impact on landscape.	
	Population	++	Will have a significant positive impact on population by safeguarding Specialist Employment Areas for high quality, headquarters-style Class 4 development, helping to maintain Aberdeen as a competitive and sustainable business location, with plentiful employment opportunities.	
	Human Health	0	Policy will not have any impact on human health.	
	Cultural heritage	0	Policy will not have any impact on cultural heritage.	
	Material Assets	+	Likely to have a positive effect by safeguarding areas of existing business and industrial land and associated infrastructure from other development pressures.	
<b>B3 West End Office Area</b> This policy promotes the area zoned as B13 as a prestigious location for offices where conversion of existing properties to office use is encouraged. Policy allows for extensions, but the size, scale and design must respect the historic and architectural character of the area and impact on residential amenity must be considered. Development of front gardens is not permitted.				
	Biodiversity	+	Policy guards against redevelopment of front gardens. Cumulatively, the protection of front gardens is likely to enhance biodiversity across the whole area and protect against its loss through redevelopment.	
	Air	+/-	Policy encourages intensification of use which would result in an increase in traffic into the area, with an increase in congestion and emission of pollutants. However given the highly accessible location of the area for walking and cycling for the City Centre, and is therefore preferable to having offices located in out-of-town locations.	
	Climatic Factors	+/-	Policy encourages intensification of use which would result in an increase in traffic into the area, with an increase in congestion and emission of pollutants. However given the highly accessible location of the area for walking and cycling for the City Centre, and is therefore preferable to having offices located in out-of-town locations.	
	Soil	0/-	Policy encourages intensification of use and extensions to properties, which may have a very localised negative impact on soil sealing, erosion and compaction in some cases, however in most cases the area is already extensively developed so overall impact will be minimal.	
	Water	-	Policy encourages intensification of use which is likely to lead to an increased need to abstract water during the construction and servicing of new development.	
	Landscape	+	This policy is likely to have a positive impact on landscape, compared to if it did not exist, because it requires new development and extensions to respect the character of the area, and by protecting front gardens helps to protect and enhance the streetscape.	
	Population	++/-	Policy will have a direct and significant positive impact on population, by safeguarding the West End Office Area as a location for prestigious office development, which will help to maintain Aberdeen's position as a competitive business location, providing employment opportunities. There will be some loss of residential to office use. However many of the buildings are extremely large, luxury family housing so the impact on the housing needs of Aberdeen's general population will be limited.	
	Human Health	0	Policy will not have any impact on human health.	
	Cultural Heritage	-	Significant conversions and extensions have the potential to have a detrimental impact on the special historic and architectural qualities of the area. This effect is likely to be cumulative. However, appropriate safeguards are built into the policy to ensure no negative impact occurs. Policy D5 also addresses the design of extensions in the West End Office Area. This means the impact will not be very significant.	
	Material Assets	++	This policy will encourage the creation of new employment spaces to meet the needs of Aberdeen's businesses, in an area that is highly desirable for employers. This policy encourages making the most efficient use of existing buildings.	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
<b>B4 Aberdeen Airport</b> This policy aims to control development to protect the operational efficiency and safety of Aberdeen Airport and Perwinnes Radar, which is an infrastructural asset of significant economic importance to Aberdeen. It also aims to ensure there is no conflict between the airport and other uses, in terms of safety, noise or amenity. Policy safeguards land zoned for Aberdeen Airport for airport-related uses.				
	Biodiversity	0	Policy will not have any impact on biodiversity	
	Air	0	Policy will not have any impact on air	
	Soil	0	Policy will not have any impact on soil	
	Water	0	Policy will not have any impact on water	
	Landscape	0	Policy will not have any impact on landscape	
	Population	+	By protecting and safeguarding the operation of the airport, policy indirectly supports its growth and continued success, which will have a positive impact on economic growth for the whole of Aberdeen, helping to provide employment opportunities for the population.	
	Human Health	++	Policy is likely to have a significant positive impact on human health, by protecting the safety and amenity of residents from the impact of the airport. This is done through the establishment of public safety zones, and regulations to control housing developments within certain noise contours.	
	Cultural Heritage	0	Policy will not have any impact on cultural heritage.	
	Material Assets	++	By protecting and safeguarding the operation of the airport, policy indirectly supports its growth and continued success, which will help to provide Aberdeen with modern and fit-for-purpose airport infrastructure.	
<b>B5 Aberdeen Harbour</b> This policy aims to control development in the vicinity of the harbour, in order to protect the safety and efficiency of harbour operations. On land zoned for the harbour, there is a presumption in favour of harbour-related uses. The policy preamble also states that a masterplan will be required for the new harbour expansion at Nigg Bay. The Nigg Bay development is subject to its own SEA assessment.				
	Biodiversity	0	Policy will not have any impact on biodiversity	
	Air	0	Policy will not have any impact on air	
	Climatic Factors	0	Policy will not have any impact on climate	
	Soil	0	Policy will not have any impact on soil	
	Water	0	Policy will not have any impact on landscape	
	Population	+	By protecting and safeguarding the operation of the harbour, policy indirectly supports its continued growth and success, which will have a positive impact on economic growth for the whole of Aberdeen, helping to provide employment opportunities for the population.	
	Human Health	0	Policy is likely to have a positive impact on human health, by ensuring mixed use and residential developments take account of the character of the area. This is done through provision to prevent development that would have its amenity adversely affected by the harbour. Mitigation measures may be required.	Policy T5- Noise outlines where exposure to noise is likely to arise a Noise Impact Assessment will be required.
	Cultural Heritage	0	Policy will not have an impact on cultural heritage	
	Material Assets	++	By protecting and safeguarding the operation of the harbour, policy indirectly supports its growth and continued success, which will help to provide Aberdeen with modern and fit-for-purpose harbour infrastructure.	
<b>B6 Pipelines, Major Hazards and Explosive Storage Sites</b> This policy states that the Council will consult HSE on applications for development within consultation zones for pipelines, major hazards and explosive storage sites, in order to avoid any risk to public safety.				
	Biodiversity	0	Policy will not have any impact on biodiversity	
	Air	0	Policy will not have any impact on air	
	Climatic Factors	0	Policy will not have any impact on climate	
	Soil	0	Policy will not have any impact on soil	
	Water	0	Policy will not have any impact on landscape	
	Population	0	Policy will not have any impact on population	
	Human Health	++	Policy will have a direct and significant impact by protecting the health, safety and wellbeing of the population in relation to the risks posed by pipelines, major hazards and explosive storage sites.	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Cultural Heritage	0	Policy will not have an impact on cultural heritage	
	Material Assets	++	Policy will have a significant positive impact on material assets, by protecting the operation of major infrastructure such as pipelines from development that may compromise it.	
<b>Housing</b>				
<b>H1 Residential Areas</b> Policy supports development in existing residential areas and identifies criteria to assess if development is acceptable.				
	Biodiversity	+/-	Policy relates to new development in existing residential areas where there is likely to be limited natural habitat; as such new development will have a limited impact on biodiversity.	
	Air	+/-	New development is likely to result in the release of particulate matter during construction. New development may also result in a slight increase in traffic into the built up area, but existing areas are likely to be well integrated with walking, cycling and public transport networks, reducing the negative impact on air.	
	Climatic Factors	+/-	New development may also result in a slight increase in traffic into the built up area, but existing areas are likely to be well integrated with walking, cycling and public transport networks, reducing the negative impact on GHG emissions. New buildings will increase energy consumption and water use.	New buildings will be subject to policies on energy and water efficiency and LZCGT which will help to mitigate this impact.
	Soil	-	As the policy relates to residential development it will result in a level of soil compaction and the amount of waste produced. However, development in existing residential areas are likely to be brownfield sites, so the impact on soil is reduced.	
	Water	-	All new development will result in increased demand on water resources, and the production of water-borne waste materials and pollutants.	New buildings will be subject to policies on water-saving technologies which will help to mitigate this impact.
	Landscape	+	Policy states that new development will be refused where it has an unacceptable impact on the character of the surrounding area, or will result in the loss of open space. This will help to protect the landscape setting of our existing residential areas.	
	Population	+	The policy will promote economic growth through the development of new housing within new and existing residential areas.	
	Human Health	+	Policy will protect the quantity and connectivity of open space in existing residential areas. It also protects the enjoyment of existing residential amenity which will have a positive impact on human health.	
	Cultural Heritage	0	Unlikely to be any impact on cultural heritage; uncertain and depends on whether any assets are present on the site.	
	Material Assets	++	Policy could lead to the development of additional housing within new or existing residential areas. As the policy relates to existing residential areas it will help new development benefit from the infrastructure and services already in place within existing developments, helping to make the most sustainable use of resources and infrastructure.	
<b>H2 Mixed Use Areas</b> This policy is concerned with achieving a harmony between the different uses in an area. It identifies criteria to assess if development is acceptable in mixed use areas.				
	Biodiversity	0	Policy will not have any impact on biodiversity	
	Air	0	Policy will not have any impact on air	
	Climatic Factors	0	Policy will not have any impact on climatic factors	
	Soil	0	Policy will not have any impact on soil	
	Water	0	Policy will not have any impact on water	
	Landscape	0	Policy will not have any impact on landscape	
	Population	+	Policy will help to protect the viability and operation of existing businesses in mixed use areas from new development that might negatively affect them.	
	Human Health	++	Policy will have a significant positive impact on human health, by safeguarding a satisfactory residential environment and level of amenity for people living and working in mixed use areas.	
	Cultural Heritage	0	Policy will not impact on cultural heritage	
	Material Assets	0	Policy will not impact on material assets	
<b>H3 Density</b> Policy sets out expected density for new developments of at least 30 dwellings per hectare.				

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Biodiversity	+	Policy will have an indirect positive impact, by requiring an appropriate density of at least 30 dwellings/ha, it will help to make the most efficient use of land and reduce their footprint, limiting urban sprawl. This will protect yet more land from being developed at a low, sprawling density.	
	Air	+	Policy will have a positive impact by limiting the spread of sprawling, low-density development which would lead to increased private car journeys, with a negative impact on air.	
	Climatic Factors	-/+	Policy will have a positive impact by limiting the spread of sprawling, low-density development which would lead to increased private car journeys and inefficient use of land, which would have a negative impact on climate. It will maximise the efficiency of public transport and help to make developments more walkable.	
	Soil	+	All new development will have an impact on soil, but by requiring a minimum density, soil will be protected from inefficient and sprawling use of land, which may lead to a more widespread impact on soil.	
	Water	-/+	Density policy will not have any significant impact on water use.	
	Landscape	-/+	Policy states that consideration must be given to the site's characteristics and those of the surrounding area, which will help to protect the landscape setting of the city. Policy will also help to reduce low-density sprawling patterns of development which will help to protect Aberdeen's landscape setting.	
	Population	0	Policy will not impact on population.	
	Human Health	+	Policy will have an indirect positive impact, by protecting the quantity and connectivity of open space.	
	Cultural Heritage	0	Policy will not impact on cultural heritage.	
	Material Assets	+	Policy will help to make the most sustainable and efficient use of land and infrastructure.	
<b>H4 Housing Mix</b> Policy specifies that an appropriate mix of housing types must be provided in new developments				
	Biodiversity	0	No impact on biodiversity	
	Air	0	No impact on air	
	Climatic Factors	+	Policy aims to deliver housing of an appropriate size for different households, which will help to reduce the need for unnecessary heating, cooling and electricity. This in turn will reduce energy use and GHG emissions.	
	Soil	0	No impact on soil.	
	Water	+	Policy aims to deliver housing of an appropriate size for different households, which will help to reduce the impact of development by reducing water use and the amount of impermeable hard surfacing.	
	Landscape	0	No impact on landscape	
	Population	++	Policy will deliver a mix of housing sizes to meet the needs of different household sizes and needs, including individuals, couples, families and the elderly. It will deliver smaller, more affordable homes to support identified population needs.	
	Human Health	0	No impact on human health.	
	Cultural Heritage	0	No impact on cultural heritage.	
	Material Assets	+	Policy will encourage the most efficient use of land and resources, by providing a mix of houses appropriate to different needs. However beyond this policy is unlikely to have a significant impact on material assets.	
<b>H5 Affordable Housing</b> Policy requires the equivalent of 25% of new housing built to be provided as affordable housing.				
	Biodiversity	0	Policy will not impact on biodiversity	
	Air	0	Policy will not impact on air.	
	Climate	0	Policy will not impact on climate	
	Soil	0	Policy will not impact on soil	
	Water	0	Policy will not impact on water	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Landscape	0	Policy will not impact on landscape	
	Population	++	Policy will have a long term and significant positive impact on population, by providing housing that is affordable to meet the needs of people on lower incomes, providing the opportunity of owning a home. This will support social inclusion and help to meet identified population needs.	
	Human Health	0	Policy will not impact on human health.	
	Cultural Heritage	0	Policy will not impact on cultural heritage.	
	Material Assets	+	Policy will contribute to providing good quality affordable housing to meet the needs of people in Aberdeen. Apart from this, policy will not lead to a material increase in the number of homes built.	
<b>H6 Gypsy and Traveller Caravan Sites</b> Policy sets out the criteria for the development of new gypsy/traveller caravan sites. No specific sites are identified through this policy.				
	Biodiversity	-	It is likely that the development of a G/T site will have negative impacts on habitats, species, green networks and/or woodland, depending on the location, through the development of hardstanding, access and security. Specific impacts are uncertain.	
	Air	-	Development of a G/T site is likely to have a short-term negative impact on air through the release of particulate matter during construction, and an increase in vehicular traffic once it is built.	
	Climate	-	Development of a G/T site is likely to have a negative impact on climate through an increase in vehicular traffic once it is built. Compared to permanent built development, energy use is likely to be less.	
	Soil	-/+	Policy will facilitate the provision of formal waste facilities on official G/T sites which will have a positive impact. However development of the site is likely to result in short-term sealing, erosion and compaction.	
	Water	-/+	Development is likely to result in additional water abstraction, and increase surface water run-off. However it will encourage connection to the public sewerage system so water-borne pollution is less likely.	
	Landscape	-/+	Impact on landscape will depend on the location of the site. Policy is likely to have a positive effect, by making provision for permanent and landscaped sites which will reduce the need for unauthorised encampments. This will also help to protect open and green space in the city.	
	Population	++	Policy supports the provision of G/T sites which will provide accommodation for an under-served section of the population, providing affordable housing. It will support social inclusion and identified population needs.	
	Human Health	++	Policy will have a significant impact on human health by providing G/T with access to dedicated utilities. It will also reduce the need for unauthorised encampments.	
	Cultural Heritage	0	Specific sites not yet known but unlikely that that any will have a significant impact on cultural heritage.	
	Material Assets	++	policy will therefore support the provision of housing land, encourage the sustainable use of resources through organised waste collection and energy provision and access to built assets. The policy is unlikely to impact on core paths or rights of way or pedestrian access links.	
<b>H7 Gypsy and Traveller Requirements for New Residential Developments</b> Policy sets out the requirement for the delivery of G/T sites in certain residential developments.				
	Biodiversity	-	Policy sets out broad masterplanning areas where a site will be required. It is likely that the development of a G/T site will have negative impacts on habitats, species, green networks and/or woodland, depending on the location, through the development of hardstanding, access and security. Specific impacts are uncertain.	
	Air	-	Development of a G/T site is likely to have a short-term negative impact on air through the release of particulate matter during construction, and an increase in vehicular traffic once it is built.	
	Climate	-	Development of a G/T site is likely to have a negative impact on climate through an increase in vehicular traffic once it is built. Compared to permanent built development, energy use is likely to be less.	
	Soil	-/+	Policy will facilitate the provision of formal waste facilities on official G/T sites which will have a positive impact. However development of the site is likely to result in short-term sealing, erosion and compaction.	
	Water	-/+	Development is likely to result in additional water abstraction, and increase surface water run-off. However it will encourage connection to the public sewerage system so water-borne pollution is less likely.	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Landscape	-/+	Impact on landscape will depend on the location of the site. Policy is likely to have a positive effect, by making provision for permanent and landscaped sites which will reduce the need for unauthorised encampments. This will also help to protect open and green space in the city.	
	Population	++	Policy supports the provision of G/T sites which will provide accomodation for an under-served section of the population, providing affordable housing. It will support social inclusion and identified population needs.	
	Human Health	++	Policy will have a significant impact on human health by providing G/T with access to dedicated utilities. It will also reduce the need for unauthorised encampments.	
	Cultural Heritage	0	Specific sites not yet known but unlikely that that any will have a significant impact on cultural heritage.	
	Material Assets	++	policy will therefore support the provision of housing land, encourage the sustainable use of resources through organised waste collection and energy provision and access to built assets. The policy is unlikely to impact on core paths or rights of way or pedestrian access links.	
<b>Natural Environment</b>				
<b>NE1 Green Space Network</b> Policy protects areas identified for their biodiversity, habitat and natural heritage value from development.				
	Biodiversity	++	Policy is likely to have significant, long term positive effect on biodiversity through protecting habitats and biodiversity. Will prevent habitat fragmentation and enhance connectivity.	
	Air	+	Likely to be indirect positive effects because woodland and plant cover can help to absorb CO2 and other airborne pollutants.	
	Climatic Factors	+	Protecting flood risk areas as Green Space Network will ensure development is not built on areas of flood risk. Buffer strips of GSN may also help to reduce the impact of flooding.	
	Soil	+	Policy is likely to have an indirect positive effect on soil on those sites identified as GSN, through safeguarding them from development that would cause sealing, compaction or erosion.	
	Water	+	Policy is likely to have some positive effects on water quality, by safeguarding lochs, ponds, wetlands and other watercourses from development.	
	Landscape	++	Likely to have significant, direct positive impacts on landscape, because the GSN provides an enhanced setting for development and can support successful placemaking. The GSN network will help to protect against coalescence and urban sprawl. Important landscape and geological features are likely to be given protection as GSN.	
	Population	0	Development is unlikely to have any impact on population.	
	Human Health	+	Policy likely to have direct positive effects on human health through the provision of open green spaces for recreation that can improve people's quality of life.	
	Cultural Heritage	+	Policy may have some positive effect by protecting the site or setting of historical builings and conservation areas.	
	Material Assets	0	No impact on the amount of built material assets in the cit.y	
<b>NE2 Green Belt</b> Policy identifies and protects land around Aberdeen from development.				
	Biodiversity	+	Likely to have direct positive effects in biodiversity through protecting key habitats and features within the Green Belt	
	Air	+	Policy is likely to have direct positive effects on air because of the protection of woodland in the Green Belt which can help to absorb CO2 and other airborne pollutants. Green Belt also directs development to most sustainable locations, helping to avoid an increase in vehicle traffic.	
	Climatic Factors	+	Green Belt aims to direct development to most sustainable locations within or close to existing settlement, helping to avoid an increase in vehicle traffic, indirectly promoting sustainable and active travel and reducing energy consumption.	
	Soil	+	Policy likely to have indirect positive effect by protecting soils in the Green Belt from sealing, compaction or erosion as a result of development.	



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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Water	0	Green Belt unlikely to have any impact on water.	
	Landscape	++	The Green Belt will have a direct and significant impact on the landscape setting of Aberdeen, safeguarding it from development. It will help to minimise urban sprawl by directing development to the most sustainable locations.	
	Population	0	Development is unlikely to have any impact on population.	
	Human Health	+	Likely to have direct positive effects on human health through providing access to open green space in close proximity to the city, which has benefits for health and quality of life.	
	Cultural Heritage	+	Policy will have a positive effect by protecting the site and setting of heritage assets in the Green Belt. Also provides for historical buildings (e.g. steadings) in the Green Belt to be brought back into use.	
	Material Assets	0	Green Belt boundaries are adjusted through the LDP, ensuring that enough land is allocated to meet the housing and employment needs of the city. Therefore there is no impact on material assets.	
<b>NE3 Urban Green Space</b> Policy identifies parks, open space and recreational and sporting facilities and protects them from development.				
	Biodiversity	+	Policy is likely to have some positive effect on biodiversity, by protecting habitats present in urban green spaces. However, UGS is not identified specifically for its biodiversity value, rather there is a recreational emphasis.	
	Air	+	Policy likely to have positive effects on air as UGS can act as 'green lungs' for the city helping to absorb CO2 and other airborne pollutants.	
	Climatic Factors	0	Policy will not have a significant impact on climatic factors.	
	Soil	0	Policy will not have a significant impact on soil.	
	Water	0	Policy will not have any significant impact on water	
	Landscape	+	Policy is likely to have some positive effects on landscape, by protecting key areas of open space from development.	
	Population	0	Policy will not have any impact on population	
	Human Health	++	UGS policy will have a direct and significant positive impact on human health, by protecting open space and recreational and sporting facilities from development, promoting active and healthy lifestyles and improving quality of life.	
	Cultural Heritage	+/0	Policy may have some positive effects by protecting the site or setting of historic buildings and conservation areas, where present. Otherwise there will be no impact.	
Material Assets	0	Open space is an important natural asset however there will be no impact on the amount of built material assets for the city.		
<b>NE4 Open Space Provision in New Development</b> Policy ensures new residential and employment developments make adequate provision of open spaces				
	Biodiversity	+	Policy is likely to have a positive effect on biodiversity because it requires the enhancement of new open and green spaces and green networks in development, and encourages the provision of naturalised open spaces.	Policy will be supported by an open space design guide which will encourage open spaces to have multiple benefits including for biodiversity
	Air	+	Likely to have a positive effect on air because any woodland and plant cover on open space will help to absorb airborne pollutants, acting as 'green lungs' for the city.	
	Climatic Factors	+	Open Space will help us to adapt to the effects of climate change, especially rising temperatures, by providing relief from urban heat island effects and reducing urban temperatures overall. Open and green spaces will also help reduce and slow the flow of surface water run-off, reducing flood risk.	
	Soil	+	May be localised benefits for areas identified as open space, protecting them from development which may cause erosion, sealing and compaction.	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Water	+	Open space provision may incorporate SuDS, which have a positive effect on water quality and flood risk, therefore the impact of this policy is likely to be cumulatively positive when considered in combination with policies on flooding, drainage and water quality.	
	Landscape	+	Likely to have a positive impact on landscape character and local distinctiveness, by increasing the amount of publicly accessible open and green space in the city. The significance of the effect will depend on the location and design of the individual open spaces themselves.	Policy will be supported by an open space design guide to encourage high quality design
	Population	0	Policy is unlikely to have any significant impact on population.	
	Human Health	++	Policy will have direct, significant and long-term positive impacts on human health, because open space provision promotes active and healthy lifestyles and quality of life and are important for health and wellbeing.	
	Cultural Heritage	0/+	Open spaces may have some positive effect on cultural heritage by protecting the site/setting of assets where present, but in general there will be no impact.	
	Material Assets	+	Policy will result in improved access to natural environment for citizens. High quality open space provision is likely to greatly increase the attractiveness and value of built material assets nearby.	
<b>NE5 Trees and Woodlands</b> Policy protects areas of trees and woodland from loss or damage through new development, and encourages tree planting in new development				
	Biodiversity	++	Policy will protect and enhance biodiversity through protecting trees and woodland, which are valuable habitats. The creation of new wooded areas/ woodlands in new development will help to expand and enhance green networks and habitat connectivity.	Trees and woodland will often enjoy multiple levels of protection, e.g. GSN and Urban Green Space, as well as NE5.
	Air	++	Policy will have a significant positive impact on air quality, through trees absorbing airborne pollutants.	
	Climatic Factors	++	Trees absorb CO2 and can help to reduce greenhouse gases and the effects of climate change. Trees are also important features of urban green space and can help to provide shade and cooling from rising temperatures (for people and animals) helping us to adapt to the impact of climate change.	Trees often occur in urban green spaces, multiplying the positive effects.
	Soil	+	Policy will have an indirect positive effect on soil, by protecting against the soil disturbance that occurs during deforestation and tree removal. Tree cover also protects against soil erosion and compaction.	
	Water	++	Tree cover helps to reduce the rate of surface water run-off into watercourses, therefore helping to reduce the risk of flooding.	
	Landscape	+	Trees are important landscape features in rural as well as urban areas; street trees are particularly important in Aberdeen's west end. Protecting them will have a positive impact on the landscape setting of the city.	
	Population	0	Policy unlikely to have any direct impact on population.	
	Human Health	+	Trees can have a positive effect on people's physical and mental wellbeing and overall quality of life.	Trees often occur in urban green spaces, multiplying the positive effects.
	Cultural Heritage	+/0	Trees are often important features in the setting of built and cultural heritage features; protecting them will enhance these features where relevant. However many of these trees will already be protected through TPO or conservation areas.	
<b>NE6 Flooding and Drainage</b> Policy restricts development in areas at risk of flooding, protecting the capacity of the floodplain to store and convey water. It requires SuDS to be incorporated into all new development, and makes provision for Regional SuDS. New development must make connection to the public sewer. Includes a presumption against excessive engineering or culverting of watercourses.				
	Biodiversity	+	The requirement for SuDS is likely to have a positive impact for biodiversity, as SuDS can be valuable habitats, depending on the quality of the design and components chosen. SuDS will also have indirect positive impacts, by reducing surface-water run-off which can inundate and damage habitats. Safeguards against new flood defences which would damage the biodiversity interests of a watercourse.	Supported by SG which encourages developers to seek biodiversity enhancement through SuDS.
	Air	0	Policy will not have any impact on air	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Climatic Factors	++	Policy will have a direct and significant positive impact on climate by reducing our vulnerability to flood risk and the effects of climate change. Policy ensures development is not built on land that floods and protects the storage and conveyance capacity of the floodplain. On-site and Regional SuDS also work to reduce surface-water run-off from development, reducing the likelihood of flooding.	
	Soil	+	May have some positive effects on soil, because SuDS measures to reduce and slow surface water run-off will help to reduce soil erosion.	
	Water	++	Policy is very likely to have significant water quality benefits. SuDS can deliver water quality improvements by filtering sediment and pollutants. Policy also presumes against excessive engineering or culverting that will physically impact on watercourses and could have a negative impact on its hydrology. All developments must connect to the public sewer.	
	Landscape	+	SuDS can be attractive landscape features in their own right, enhancing the landscape setting of new development. This will depend on the SuDS scheme being of a high quality design.	Supported by SG which sets out expected design standards for SuDS.
	Population	++	Policy is likely to have significant and long-term positive impacts on population by reducing the impact of flooding on people, properties and businesses.	
	Human Health	+	Will have a positive impact on human health by reducing the impact of flooding which can pose a public health risk. SuDS can also have positive effects by providing opportunities for recreational activities.	Supported by SG which sets out expected design standards for SuDS which will encourage recreation
	Material Assets	+	Policy will help to protect material assets such as buildings and important infrastructure from flood damage. Promotes the provision of suitable water infrastructure, for example connection to the public sewer.	
<b>NE7 Coastal Planning</b> Safeguards the undeveloped coast from inappropriate development, directing development that requires a coastal location to the most appropriate areas of already-developed coast. Provides safeguards in that any development in the undeveloped coast must also respect and enhance the natural, historical and recreational value of the coast. Development will not be permitted in areas at risk of coastal erosion and flooding.				
	Biodiversity	+	Likely to be some positive effect for species and habitats in coastal locations, by safeguarding the undeveloped coast from inappropriate development. Makes provision for the protection of EPS.	
	Air	0	Policy is unlikely to have any impacts on air.	
	Climatic Factors	++	There will be direct and significant positive effects on climate because policy safeguards against development taking place in areas at risk of coastal flooding, reducing our vulnerability to future changes in climate.	
	Soil	+	Policy will have positive impact on soil by safeguarding areas that are at risk of coastal erosion, which will protect the coastline from further erosion.	
	Water	+	Policy will help to minimise the physical impact of development on the coast, by protecting it from inappropriate development and directing coastal development to the most suitable locations.	
	Landscape	+	By protecting the coastline from inappropriate development, this policy will help to protect Aberdeen's dramatic coastal landscape.	
	Population	0	Policy is unlikely to have any impacts on population.	
	Human Health	+	Policy protects and promotes public access to and along the coast, promoting public enjoyment of the coastline, providing opportunities for recreation to improve health and wellbeing.	
	Cultural Heritage	+	Policy states that any development in the undeveloped coastal area will respect the character and value of the historic environment. There the policy is likely to have a positive effect in improving the sensitivity of development proposals.	
	Material Assets	+	Policy is likely to improve the quality and design of material assets built along the coast. Will also protect and promote public access to Aberdeen's coastline, a significant natural asset.	
<b>NE8 Natural Heritage</b> Policy describes how designated natural heritage sites, protected species and carbon rich soils will be considered through the planning process.				
	Biodiversity	++/-	Policy explicitly encourages the protection, enhancement and creation of habitats and species, and the restoration of degraded or fragmented habitats. Provides for the protection of designated sites and protected species, as well as natural heritage beyond the confines of designations. Protects water features from excessive engineering and encourages the use of SuDS and buffer strips for the natural enhancement of aquatic habitats. However, policy allows for development to occur in cases of overriding public interest, so in these cases the impact will be negative.	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Air	0	Policy is unlikely to have any impacts on air.	
	Climatic Factors	++	Encourages riparian buffer strips adjacent to water bodies which can help to reduce the impact of flood events along watercourses. Policy also protects peat soils from disturbance which would release greenhouse gases.	
	Soil	+	Policy protects peat and carbon rich soils from disturbance. Policy will have indirect positive effect on soil on those sites that are protected for their natural heritage value.	
	Water	++	Policy encourages riparian buffer strips along water courses, which help to protect the water course from the impact of surrounding land uses, by reducing water borne pollution and improving water quality. Also help to slow run-off into watercourses.	
	Landscape	+	The protection of natural heritage will have an indirect positive impact on landscape where sites are protected from development.	
	Population	0	Policy is unlikely to have any impact on population.	
	Human Health	+	Enjoyment of natural heritage will have a significant positive effect on people's physical and mental wellbeing and overall quality of life.	
	Cultural Heritage	+	Policy will give additional protection to any cultural heritage sites that are also designated for their natural heritage value, where present.	
	Material Assets	+/-	Enhancement of natural heritage can increase the desirability of material assets; natural heritage is in itself a significant natural asset. However the protection of natural heritage may prevent the provision or regeneration of material assets on or near to protected sites.	
<b>NE9 Access and Informal Recreation</b> Policy protects the integrity of existing and potential recreational opportunities, particularly access rights and Core Paths, including provision for new and improved public access in new developments				
	Biodiversity	+/-	Policy will increase access to nature and may encourage people to appreciate and care for it. There may also be some localised negative impacts as a result of disturbance by people, dogs or the construction of paths. This is especially the case on general access land where access is not restricted to paths.	
	Air	0	Many have an indirect positive effect on air quality by creating opportunities for walking and cycling, as opposed to private vehicular transport.	
	Climatic Factors	+	Policy is likely to have some positive impacts on climatic factors, through facilitating and encouraging sustainable and active travel, especially walking and cycling along Core Paths which provide pedestrian links.	
	Soil	0	Policy is unlikely to have any significant impact on soil	
	Water	0	Policy is unlikely to have any significant impact on water	
	Landscape	0	Policy is unlikely to have any significant impact on landscape	
	Population	+	Likely to have positive effects by increasing the accessibility between homes, employment and leisure, especially for people without access to a car.	
	Human Health	++	Provision of access opportunities close to where people live will have a significant positive impact, by allowing for active recreation that encourages healthy and active lifestyles.	
	Cultural Heritage	+/0	New paths could be used to provide access to cultural heritage assets where present, helping people to visit and appreciate them. In general however there will be no impact.	
Material Assets	+	Will directly result in improved access to the natural environment. Strong network of Core Paths is also likely to play a role in making Aberdeen an attractive place to live, work, invest and visit.		
<b>Resources</b>				
<b>R1 Minerals</b> Policy states that mineral extraction proposals are acceptable in principle, subject to strict criteria regarding impacts on amenity and the environment. Minerals sites are safeguarded from development that may sterilise them.				

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Biodiversity	+	This is primarily a protective policy which states developments will not be allowed if there will be a significant negative impact on local ecology. Safeguarding sites will also help to protect biodiversity on other sites. Restoration is also required to add to the environmental assets of the area which will have a positive impact.	
	Air	+/-	Quarrying operations are likely to release particulate matter into the air. However proposals will not be allowed if they have a significant negative impact on the amenity of the surrounding areas. Proposals are also required for appropriate control, mitigation and monitoring.	
	Climatic Factors	+	Local extraction in Aberdeen City, which has a significant requirement for construction aggregate, will help to reduce transportation distances, which will have a positive effect on climate.	
	Soil	+/-	Quarrying operations are likely to have a negative impact on soil through loss and erosion, and potential contamination of the ground. However proposals will not be allowed if they have a significant negative impact on the local environment or the amenity of the surrounding areas. Proposals are also required for appropriate control, mitigation and monitoring.	
	Water	+/-	Quarrying operations are likely to have a negative impact on water through potential contamination of waterbodies and ground water. However proposals will not be allowed if they have a significant negative impact on the local environment or the amenity of the surrounding areas. Proposals are also required for appropriate control, mitigation and monitoring.	
	Landscape	+	New quarry proposals are likely to have some impact on the immediate landscape. However policy is protective and states that development will not be allowed if it has a negative impact on the landscape character. Policy also requires that restoration will take place concurrently with excavation, and that there will be an enhancement.	
	Population	0	No significant impact on population.	
	Human Health	+	Quarrying operations do have the potential to have a negative impact on human health, however this policy will have a positive impact because it does not permit development that would have a negative impact on the amenity of any residential area. Where necessary, appropriate buffer zones are also required.	
	Cultural Heritage	0	Not likely to be any impact on cultural heritage.	
	Material Assets	+/-	Likely to be mixed effects on material assets. Policy supports mineral extraction in principle, which will support large-scale construction projects in Aberdeen for housing, businesses and infrastructure. However there are restrictions in terms of location and operation which may restrict a quarrying business.	
<b>R2 Degraded and Contaminated Land</b> Policy requires that all degraded (including visually) or contaminated land is either restored, reclaimed or remediated to a level suitable for its proposed use.				
	Biodiversity	0	No significant impact on biodiversity	
	Air	0	No significant impact on air	
	Climatic Factors	0	No significant impact on climatic factors	
	Soil	++	There will be a significant positive impact on soil, as contaminated land is required to be remediated and soil health restored.	
	Water	+	Contaminated land may have a negative effect on water, and so its remediation may improve the health of the water environment, particularly groundwater.	
	Landscape	++	In the context of this policy, visual degradation is also required to be remediated, which will improve the appearance of eyesore sites around the city.	
	Population	0	No significant impact on population.	
	Human Health	++	Degraded and contaminated land may present a significant public health and safety risk from chemicals or dangerous structures; therefore its restoration will be have a significant long-term impact for communities.	
	Cultural Heritage	0	No significant impact on cultural heritage	
	Material Assets	0	No significant impact on cultural material assets	
<b>R3 New Waste Management Facilities</b> Proposals for new waste management facilities will be supported provided they conform to the Zero Waste Plan and Aberdeen Waste Strategy; meet a clear need; do not compromise health and safety, and minimise the transport of waste from its source. Policy requires waste to be managed as high up the waste hierarchy as possible.				
	Biodiversity	0	In general waste facilities are encouraged to locate in existing business and industrial areas, so impact on biodiversity are likely to be insignificant.	

Appendix 7 Policy Assessments

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Air	-/+	Construction of new waste facilities is likely to result in the temporary release of particulate matter. It also requires the transport of waste to be minimised, helping to reduce emissions from operational vehicles.	
	Climatic Factors	+/-	Policy requires the minimisation of transport of waste, helping to reduce pollutants from operational vehicles. Whilst the processing of waste requires more energy than sending it to landfill, the waste hierarchy encourages renewable energy use through EfW and landfill gas use.	
	Soil	+/-	Although there is the potential for contamination of the soil from waste management, policy requires the proper control, mitigation and monitoring of landfill proposals as well as restoration.	
	Water	-	New development of waste management facilities will require greater water abstraction to service it, increase run-off and lead to the potential contamination from wastes. However policy requires the proper control, mitigation and monitoring of landfill proposals.	
	Landscape	-	Landfill is unsightly and will have a negative impact on landscape during the operation of a site. Other waste facilities are directed to business and industrial land, meaning there is unlikely to be any significant effect on the landscape setting of Aberdeen.	
	Population	0	Unlikely to be any significant effect on population.	
	Human Health	0/+	Operational health and safety are mentioned specifically in the policy. Public health issues such as the control of run-off and emissions are more likely to be dealt with through licensing arrangements.	
	Cultural Heritage	0	Unlikely to be any significant effects on cultural heritage.	
	Material Assets	++	Policy encourages the provision of modern waste management facilities for Aberdeen, to promote the waste hierarchy, divert waste from landfill and allow for energy production.	
<b>R4 Sites for New Waste Management Facilities</b> Identifies and safeguards sites for new waste management facilities. These are assessed cumulatively here - see individual site assessments.				
	Biodiversity	-	Likely to be some negative impact on biodiversity from the development of sites for waste management facilities; however all the sites identified are brownfield within existing business/industrial areas, which do not contain any significant area of habitat.	
	Air	0	There is likely to be some impact on air quality, but reserving the sites for waste facilities as opposed to more general business and industrial use will have no significant impact on air quality. Modern waste facilities are tightly regulated in relation acceptable emissions and impact on air quality; therefore this is not an issue for planning.	
	Climatic Factors	+	These new waste facilities (including recycling and energy from waste) will help to reduce the amount of waste sent to landfill, which will reduce methane (a GHG) emissions from landfill sites.	
	Soil	+	Potential contamination issues are dealt with through licensing arrangements rather than planning. Waste facilities which help to reduce the amount of waste going to landfill will have an overall and long-term positive impact on soil quality.	
	Water	-	New facilities will require water abstraction to service them. Potential water contamination issues are dealt with through licensing arrangements rather than planning.	
	Landscape	0	Waste sites have been directed to business and industrial areas, so there is unlikely to be any significant impact on landscape.	
	Population	+	New facilities may have some positive impact on population by providing a range of facilities to help the population deal with their waste easily and efficiently.	
	Human Health	0	Unlikely that these facilities will impact on human health; modern waste facilities are operated to high standards and issues such as the control of emissions and run-off are more likely to be dealt with through licensing arrangements.	
	Cultural Heritage	0	Unlikely to be any significant impact on cultural heritage.	
	Material Assets	++	The policy identifies sites for the provision of modern and up to date waste management facilities which will promote the waste hierarchy, divert waste from landfill and allow for energy production.	
<b>R5 Energy from Waste</b> Supports the principle of energy from waste facilities in Aberdeen. Sets out the criteria which will be used to assess applications for energy from waste facilities. Requires consideration to be given to connection with heat networks. Site identified for EfW (East Tullos) has been assessed separately.				

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Biodiversity	-	Likely to be some negative impact on biodiversity from the development of sites for waste management facilities; however all the sites identified are brownfield within existing business/industrial areas, which do not contain any significant area of habitat.	
	Air	0	There is likely to be some impact on air quality, but reserving the sites for waste facilities as opposed to more general business and industrial use will have no significant impact on air quality. Modern waste facilities are tightly regulated in relation acceptable emissions and impact on air quality; therefore this is not an issue for planning.	
	Climatic Factors	+	These new waste facilities (including recycling and energy from waste) will help to reduce the amount of waste sent to landfill, which will reduce methane (a GHG) emissions from landfill sites. The policy also includes the requirement that waste heat will contribute to heat networks, which will also help to make sustainable use of resources and have a positive impact on climate.	
	Soil	+	Potential contamination issues are dealt with through licensing arrangements rather than planning. Waste facilities which help to reduce the amount of waste going to landfill will have an overall and long-term positive impact on soil quality.	
	Water	-	New facilities will require water abstraction to service them. Potential water contamination issues are dealt with through licensing arrangements rather than planning.	
	Landscape	0	Waste sites have been directed to business and industrial areas, so there is unlikely to be any significant impact on landscape.	
	Population	+	New facilities may have some positive impact on population by providing a range of facilities to help the population deal with their waste easily and efficiently.	
	Human Health	0	Unlikely that these facilities will impact on human health; modern waste facilities are operated to high standards and issues such as the control of emissions and run-off are more likely to be dealt with through licensing arrangements.	
	Cultural Heritage	0	Unlikely to be any significant impact on cultural heritage	
	Material Assets	++	The policy identifies sites for the provision of modern and up to date waste management facilities which will promote the waste hierarchy, divert waste from landfill and allow for energy production.	

**R6 Waste Management Requirements for New Developments**

	Biodiversity	0	Policy is unlikely to have any impact on biodiversity.	
	Air	0	Policy is unlikely to have any impact on air.	
	Climatic Factors	+	Policy requires that large commercial developments and supermarkets etc. should provide recycling facilities, which will help to reduce the amount of waste going to landfill, which will have positive benefits for climate through the reuse of resources and limiting the amount of methane (a GHG) released from landfill.	
	Soil	+	Policy requires that large commercial developments and supermarkets etc. should provide recycling facilities, which will help to reduce the amount of waste going to landfill, which will have positive benefits for soil in terms of limiting the amount of land given over to landfill.	
	Water	0	Policy unlikely to have any impact on water.	
	Landscape	0	Policy is unlikely to have any impact on landscape.	
	Population	+	Policy will have a positive effect by ensuring that public recycling facilities are provided for the population of Aberdeen to use.	
	Cultural Heritage	0	Policy is unlikely to have any impact on cultural heritage.	
	Material Assets	+	Policy will have a positive effect on material assets, ensuring that facilities for recycling and composting are available to the population, helping to promote resource reuse and efficiency and reducing residual waste.	
	Human Health	0	Policy is unlikely to have any effect on human health.	

**R7 Low and Zero Carbon Buildings** Aims to reduce the impact of new development on the environment by generating energy through LZCGT and requiring the use of water saving technology

	Biodiversity	++	Policy requires water saving technologies, which will have a significant positive impact on the River Dee by minimizing the amount of water which requires to be abstracted, which can have a negative impact on qualifying species.					
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Appendix 7 Policy Assessments

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Air	++	There will be a significant positive impact on air by directly helping to reduce emissions through the generation of energy from renewable or passive sources such as solar, wind and biomass. This may not be a significant benefit for the Aberdeen area, because no energy is generated here.	
	Climatic Factors	++	LZCGT directly help to reduce energy consumption and promote the efficient use of energy and water, minimising GHG emissions. May help to reduce flooding through grey water solutions which direct rainwater away from public drains and stores it.	
	Soil	0	Policy will have no impact on soils.	
	Water	++	Policy directly supports sustainable use of water and helps to mitigate droughts through reducing abstraction demands on the River Dee. Reduced water use will also indirectly reduce the pressure on existing Waste Water Treatment Plants.	
	Landscape	0	Policy directly supports sustainable use of water and helps to mitigate droughts through reducing abstraction demands on the River Dee.	
	Population	+	Will help to promote economic growth and job opportunities through supporting Aberdeen's important renewables sector.	
	Cultural Heritage	0	Policy will not have any impact on cultural heritage.	
	Material Assets	++	Actively supports the sustainable use of energy and resources; encourages the provision of modern and sophisticated technologies in new development, which will continue to provide lasting benefits during the life of the building.	
	Human Health	0	Policy will not have any impact on human health.	
<b>R8 Renewable and Low Carbon Developments</b> Supports renewable and low carbon energy in principle; sets out the criteria against which they will be assessed. Policy is very broad, covering all possible forms of renewable energy development; much of the impact is therefore uncertain at this stage and depends on the type and design of proposals.				
	Biodiversity	-	Certain types of renewables are likely to have a negative impact on protected sites or species, for example wind turbines or hydro-electric energy generation. However these impacts are uncertain at this stage.	
	Air	++	Developments are likely to release limited amounts of particulate matter during construction; this is greatly outweighed by the operation of the development, where the purpose is to generate energy with limited emissions.	
	Climatic Factors	++	This policy directly supports developments designed to reduce GHG emissions. Supported by SG which prevents any impact on peat soils or flood risk areas.	
	Soil	-	May be a very limited impact on soil, through the construction of certain types of renewable energy development. These	
	Water	0/-	Certain types of renewables are likely to have a physical impact on watercourses or the coastline for example hydroelectric. However these impacts are uncertain at present and in general there will be no impact.	
	Landscape	-	Some forms of development, such as wind turbines or solar, may have a significant negative impact on the landscape setting of the city. In general renewable energy developments tend to be very large structures that often intrude into the landscape. However these effects are uncertain at present.	
	Population	+	Will help to promote economic growth and job opportunities through supporting Aberdeen's important renewables sector.	
	Cultural Heritage	0	In general there will be no impact on cultural heritage, however this depends on the nature of the site and proposals.	
	Material Assets	++	Actively supports sustainable use of energy and resources. Supports the provision of modern and sophisticated energy generation infrastructure for Aberdeen.	
<b>Communications Infrastructure</b>				
<b>COM1 Digital Infrastructure</b> Policy requires that new development makes provision for digital infrastructure to be able to be installed. In practice, this will usually mean the digging of trenches to facilitate future access for digital infrastructure.				
	Biodiversity	0	Although this policy will result in physical groundworks, such as trenches, these would only be small scale in nature and unlikely to have any impact on sites, habitats or species, over and above the rest of the development (which would be evaluated separately).	
	Air	+	Digital infrastructure will have an indirect positive impact on air, by facilitating home working which will reduce the need to travel, reducing vehicle movements which emit air pollutants.	



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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Climatic Factors	+/-	Digital infrastructure will have an indirect positive impact on climate, by facilitating home working which will reduce the need to travel, reducing vehicle movements which emit greenhouse gases.	
	Soil	0	This policy will result in physical groundworks, including trenches, but these would only be small scale in nature and unlikely to have any significant impact on soil over and above the rest of the development, which would be evaluated separately.	
	Water	0	Policy will not have any impact on water.	
	Landscape	0	Policy will not have any impact on landscape; most trenches and digital infrastructure will be underground.	
	Population	+	Policy will promoting economic growth by improving the connectivity of businesses, which will have an indirect positive impact on population through increased employment opportunities.	
	Human Health	0/-	The policy is likely to have an indirect positive impact on human health, by facilitating home working. This is likely to improve air quality and may also help to improve work/life balance and wellbeing.	
	Cultural Heritage	0	There will be no impact on cultural heritage.	
	Material Assets	++	Policy is likely to have a significant positive impact on material assets, by promoting and facilitating the provision of modern, high-speed telecommunications infrastructure.	
<b>COM2 Telecommunications Infrastructure</b> Policy states that new telecommunications installations will be permitted subject to criteria on siting, appearance, design etc. Therefore it is primarily protective in nature.				
	Biodiversity	0	Policy will not have any impact on biodiversity.	
	Air	0	Policy will not have any impact on air.	
	Climatic Factors	0	Policy will have no impact on climate.	
	Soil	0	Policy will have no impact on soil.	
	Water	0	Policy will have no impact on water.	
	Landscape	-	Development of telecommunications infrastructure has the potential to impact negatively on the landscape character of the city because new telecommunications infrastructure may be sited in highly visible or prominent area in order to cover a gap in the network.	
	Population	+	Policy is likely to have a positive impact on population, by promoting economic growth through improving telecommunications provision for new and existing businesses.	
	Human Health		All new telecommunications infrastructure is required to comply with safety legislation. Therefore there will not be any impact on human health.	
	Cultural Heritage	-/0	It is possible that telecommunications infrastructure may need to be sited on listed buildings or within conservation areas; however this policy states that this will only be allowed where they comply with relevant national and local policies, including D5 Built Heritage. Therefore in conjunction with these policies impact should be minimal.	
	Material Assets	++	This policy is likely to have significant positive effects on material assets by allowing for the provision of modern, high-speed telecommunications infrastructure for the city.	
<b>Community Facilities</b>				
<b>CF1 Existing Community Sites and Facilities</b> Policy safeguards existing community facilities for these uses and permits extensions to buildings on the existing site in principle.				
	Biodiversity	0	Any extensions would take place on existing developed sites, therefore unlikely to have a significant impact on biodiversity, habitats, species, trees or woodlands. By safeguarding existing facilities, this will reduce the need to construct new facilities which may be on greenfield sites.	
	Air	+	Any development of extensions will have a slight negative impact on air quality during the construction phase through the release of particulate matter. In the longer term, high quality and fit-for-purpose local community facilities that can be reached by walking and cycling will have a positive impact on air quality by reducing the need to travel longer distances by motorised transport.	
	Climatic Factors	+	High quality and fit-for-purpose local facilities should reduce the need for residents to use motorised travel to access key facilities, thus reducing pollution and congestion and allowing users to access facilities by active modes of transport instead.	

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Policy	Topic	Score	Comments	Mitigation/Enhancement
	Soil	-/+	Any development of extensions would have a slight negative impact on soil, through sealing, compaction and erosion. Promoting the extension of existing facilities and the re-use of surplus community sites will reduce the need for construction on greenfield sites where the impact on soil would be much greater.	
	Water	-	Development of extended community facilities will require water to service them, leading to an increase in abstraction from the River Dee. New development could also lead to the release of waterborne pollution or an increase in surface water runoff.	
	Landscape	+	Individual development proposals for extensions/redevelopments will have uncertain impacts on landscape depending on detailed proposals. Developments will be within existing urban areas which will minimise impact on landscape.	
	Population	++	Policy will have a significant and long-term positive impact on population by ensuring a range of facilities to meet the needs of the population, in close proximity to their homes; will help to promote social inclusion within communities.	
	Human Health	+	Policy will have a significant and long-term positive impact on health by safeguarding health facilities and other community facilities that promote health and wellbeing.	
	Cultural Heritage	0	No significant impact on cultural heritage	
	Material Assets	++	Will protect and improve community facilities for the people of Aberdeen, including health, education and leisure facilities, safeguarding these vital material assets. Redevelopment or extensions will also result in more modern building stock.	
<b>CF2 New Community Facilities</b> Supports proposals for new community facilities in principle, and identifies some opportunity sites for the development of new facilities, and ensures sites are reserved in new masterplans for necessary community facilities.				
	Biodiversity	0	It is likely that development of new community facilities will be built on greenfield sites, which will have an impact on biodiversity, habitats, species, trees and woodlands. However impact is uncertain as details and exact locations are in many cases yet to be defined.	
	Air	+	New development will have a slight negative impact on air quality during the construction phase through the release of particulate matter. In the longer term, high quality and fit-for-purpose local community facilities that can be reached by walking and cycling will have a positive impact on air quality by reducing the need to travel longer distances by motorised transport.	
	Climatic Factors	+	Policy states that new facilities will be supported where they are easily accessible by walking, cycling and public transport, which will reduce the need to travel by car to access facilities, leading to reduced congestion and traffic pollution. New public buildings will have the opportunity to promote renewable and efficient energy and water and connect to heat networks.	
	Soil	-	New development is likely to have a negative impact on soil, through sealing, compaction and erosion. Impact will be dependent on the location and scale of the proposals.	
	Water	-	Development of new community facilities will require water to service them, leading to an increase in abstraction from the River Dee. New development could also lead to the release of waterborne pollution or an increase in surface water runoff.	
	Landscape	-	It is likely that some development arising from this proposal will lead to the loss of open and green space in the city. However any impact on landscape, coast or geological features is uncertain at present and will depend on the individual proposals as they come forward.	
	Population	++	Policy will have a significant and long-term positive impact on population by ensuring a range of facilities to meet the needs of the population, in close proximity to their homes; will help to promote social inclusion within communities.	
	Human Health	+	Policy will have a significant and long-term positive impact on health by safeguarding health facilities and other community facilities that promote health and wellbeing. Local facilities can improve health by by encouraging walking and cycling. The provision relating to the location of emergency services will improve health and safety by allowing services to meet their statutory response times.	
	Cultural Heritage	0	Impacts on cultural heritage can only be assessed once individual proposals for development come forward.	
Material Assets	++	Will protect and improve community facilities for the people of Aberdeen, including health, education and leisure facilities, safeguarding these vital material assets. Redevelopment or extensions will also result in more modern building stock.		

7.b. Main Issues Report Policy Alternatives				
Policy Options	Topic	Score	Comments	How taken into Proposed Plan
<b>1. City Centre</b>				
Preferred Option - Continue to work on Aberdeen City Centre Vision and Masterplan and adopt it as Supplementary Guidance to the new LDP. This will include the Sustainable Urban Mobility Plan. The public sector will lead on implementation of the strategy with help from private investment/ This policy is about the creation of a vision document that will be intended to guide the location and form of new developments as well as transport and public realm improvements, establishing priorities and identifying key areas for intervention. At this point, it is not proposing any new developments directly (proposed retail strategy for the City Centre is assessed separately below) however it may indirectly lead to new development.				Preferred Option to be taken forward. It will now be called the City Centre Masterplan and Delivery Programme.  City Centre Masterplan and Delivery Programme has not yet been produced, will be subject to separate screening/SEA when it is.
	Biodiversity	0	The objectives of the Vision and Masterplan are unlikely to result in any impact on biodiversity.	
	Air	+	The Vision and Masterplan will link in with the Sustainable Urban Mobility Plan. One of the objectives of the SUMP is to increase air quality within the City Centre Air Quality Management Area (AQMA) to a point where the AQMA can be revoked. This would be achieved through the reduction of vehicles and promotion of sustainable travel modes.	
	Climatic Factors	++	An action for the Vision and Masterplan is to develop and deliver a wayfinding strategy which will make the city centre more sustainable and accessible by making it more attractive to walk. Making the beach and Harbour more accessible on foot from the city centre will also have a positive effect on climatic factors. Another action for the Vision and Masterplan is to develop and deliver the Sustainable Urban Mobility Plan. The objectives of the SUMP include; creating a city centre which is easy to move around with improved connections between key activity nodes, increasing walking and cycling opportunities within the city centre, improving public transport, improving access to bus and rail stations and raising awareness of and better promoting access to the city centre. All of these objectives, if met, will have a positive impact on climatic factors. The issue is not intended to contribute to flood risk prevention although developments flowing from it will take flooding into account. City Centre developments will not affect peat soils.	
	Soil	0	The objectives of the Vision and Masterplan are unlikely to result in any impact on soil.	
	Water	0	The objectives of the Vision and Masterplan are unlikely to result in any impact on water.	
	Landscape	0	The objectives of the Vision and Masterplan are unlikely to result in any impact on landscape.	
	Population	+	An action for the Vision and Masterplan is to develop and deliver the Sustainable Urban Mobility Plan. The SUMP objectives of improving public transport and creating a city centre that is easy to move around will have a positive impact for the whole population, in particular more vulnerable groups such as older and disabled people.	

	Human Health	+	An action for the Vision and Masterplan is to develop and deliver the Sustainable Urban Mobility Plan. The SUMP aims to minimise the number of people exposed to high noise levels, improve air quality within the City Centre AQMA and to minimise the rate of road accident casualties. If implemented, these objectives would have a positive impact on human health. The Vision and Masterplan aims to improve access to a number of greenspaces in and around the city centre (such as Union Terrace Gardens and the beach).	
	Cultural Heritage	+	The Vision and Masterplan aims to achieve a successful balance of conserving the historic character with carefully considering high quality contemporary architecture by managing the old and the new. In doing this the Vision and Masterplan will identify buildings / features that must be retained, identify refurbishment / renovation priorities, identify opportunity site, determine appropriate uses and prepare an architecture policy for the city centre.	
	Material Assets	++	An action for the Vision and Masterplan is to develop and deliver the Sustainable Urban Mobility Plan. The objectives of the SUMP will have a positive impact on material assets through the safeguarding and improvement of walking and cycling routes, and the improvement and provision of public transport infrastructure where appropriate.	
<b>Alternative Option - Continue to work on the Aberdeen City Centre Vision and Masterplan and adopt it as Supplementary Guidance to the new LDP. Implementation will happen through market demand.</b>				Alternative Option will not be taken forward.
	All indicators	As per preferred	This option has similar impacts to the preferred option, with the only difference being which sector leads on its implementation. The assessment for all indicators is the same as for the preferred option.	
<b>Current Policy Approach - The current City Centre Development Framework is the strategy for the City Centre. It is not as detailed or wide-ranging as the proposed Vision and Masterplan document, and does not incorporate the SUMP.</b>				Existing CCDF to be superseded by City Centre Vision and Master Plan (See Preferred Option). Therefore the current policy approach will not be rolled forward.
	Air	-	City Centre Development Framework (CCDF) does not incorporate a SUMP or address air quality issues directly. Therefore no likely positive impact, and it is likely that air quality problems will continue to increase.	
	Climatic Factors	0	CCDF does not incorporate a SUMP. It includes provisions to promote walking and accessibility but these are not thought to have a significant impact on climate.	
	Population	0	CCDF does not incorporate a SUMP and does not address the needs of the population or particular groups directly. Therefore no likely impact.	
	Human Health	+	Although the CCDF does not incorporate the SUMP, it does address accessibility to green spaces in and around the city centre, with a positive impact on human health	
	Material Assets	0	There are no specific proposals included in the CCDF and no SUMP with its accompanying infrastructure improvements. Therefore no likely impact on material assets.	
	All other indicators	As per preferred	The CCDF has the same impact as the preferred option for biodiversity, soil, water, landscape and cultural heritage.	
<b>2. Retail Strategy for the City Centre</b>				

<p><b>Preferred Option - A retail strategy drafted from the findings of the retail study to be incorporated within the Aberdeen City Centre Vision and Masterplan. This policy is explicitly proposing new brownfield development for retail, with a need to identify land for approx 30-35,000sqm of retail development within the City Centre Business Zone. This assessment looks at the principle of additional retail development- specific sites identified as being potentially suitable are assessed in the brownfield table.</b></p>				<p>The LDP will encourage retail development in the city centre (see policy assessment NC2).</p> <p>Sites in the City Centre are assessed under the site assessments.</p> <p>It is still undecided whether this retail strategy for the city centre will be articulated through the Masterplan and Delivery Programme, or policy, or both. This decision will not have any significant effect on the SEA.</p>
	Biodiversity	+	New retail developments are likely to promote urban biodiversity, even if they are not explicitly intended to do so. Redeveloping parts of the city centre which are already built up is not likely cause habitat fragmentation, habitat loss or disturbance to species.	
	Air	-	The retail strategy for the city will state that 30,000 – 35,000 sq. m. of new retail floor space should be developed by 2022. These new developments will have a negative impact on air, in the short term due to release of particulate matter through demolition/construction, and longer term attracting more cars trips into the city.	
	Climatic Factors	+/-	The increase in retail floor space is likely to attract more car trips into the city centre. However, the retail strategy and Sustainable Urban Mobility Plan will inform one another, and will provide an opportunity to promote more sustainable and active travel methods.	
	Soil	0	The retail strategy for the city centre is unlikely to result in any impact on soil	
	Water	0	The retail strategy for the city centre is unlikely to result in any impact on water	
	Landscape	0	The retail strategy for the city centre is unlikely to result in any impact on landscape	
	Population	+	New retail facilities proposed in the retail strategy will have a positive impact on population by providing a greater number and range of retail facilities to serve the people of Aberdeen and the wider region.	
	Human Health	0	The retail strategy for the city centre is unlikely to result in any impact on human health	
	Cultural Heritage	-	Most sites that will be considered through the retail strategy are constrained by Listed Buildings and Conservation Areas. Therefore it is likely that there may be a negative impact on cultural heritage.	
	Material Assets	++	The retail strategy for the city will also link into the Vision and Masterplan which will state that 30,000 – 35,000 sq. m. of new retail floor space should be developed by 2022. This will have a very positive effect on material assets for the city centre.	
<p><b>Alternative Option - As per preferred option, however, if this cannot be delivered, instead identify sites on the edge of the City Centre</b></p>				<p>We are not taking this alternative option forward.</p>
	Air	-	The alternative option will have a more significant negative impact as the preferred, because even more car trips will be encouraged if the new shopping centre(s) is identified away from the current retail core, and is therefore less attractive to walk to.	
	Climatic Factors	-	The alternative option will have a more significant negative impact as the preferred, because even more car trips will be encouraged if the new shopping centre(s) is identified away from the current retail core, and is therefore less attractive to walk to. However, the retail strategy and Sustainable Urban Mobility Plan should still inform one another and will then promote more sustainable and active travel methods.	

	All other indicators	As per preferred	The impact will be the same as per the preferred option for biodiversity, soil, water, landscape, population, human health, cultural heritage and material assets	
<b>Current Policy Approach - No current strategy for retail development within the City Centre. However, major retail development should be focused within the City Centre Business Zone. This option is a 'do nothing' approach. This may mean that new retail developments happen on an ad hoc basis and are not in sustainable locations close to the retail core. It may also mean that the required amount of new retail floor space is not identified.</b>				Current approach will be replaced by the Preferred Option. Therefore we are not taking the current policy approach forward.
	Air	-	If developments come forward on an ad-hoc basis it may mean that they are in less sustainable locations away from the current retail core that are very likely to encourage car use and therefore negatively impact upon air quality.	
	Climatic Factors	-	If developments come forward on an ad-hoc basis it may mean that they are in less sustainable locations away from the current retail core that will encourage car use and therefore negatively impact upon greenhouse gas emissions and climate.	
	Cultural Heritage	-	Many sites within the City Centre are likely to be constrained by Listed Buildings or Conservation Areas. Therefore there may be a negative impact on cultural heritage.	
	Material Assets	-	If no suitable sites are identified and promoted for delivery through the strategy, it is possible that the required amount of floorspace is not identified, which may have an indirect negative impact on existing retail businesses and lead to a loss of competitiveness of Aberdeen City Centre for retail.	
	All other indicators	0	The current 'do nothing' approach will not have any direct impact on biodiversity, soil, water, landscape, population or human health, as it will not be doing anything to promote or direct new retail development that could have a positive impact.	
<b>3. Union Street Frontages</b>				
<b>Preferred Option - Relax current policy. Promote a mix of uses on the frontage to the west end of Union Street so long as it is public space and/or puts the whole building into use. This issue is about relaxing current restrictions on change of use, and does not propose any new development or direct interventions</b>				Class 1 retail will still be protected and encouraged on Union Street, but on a more limited section (from Huntly Street to Broad Street in the north side and from Bon Accord Street to Shiprow on the south side). The policy will be relaxed completely on the other parts of Union Street.  This option is being taken forward through SUPplementary Guidance which will be subject to its own SEA assessment.
	Biodiversity	0	Unlikely to result in any impact on biodiversity	
	Air	0	Unlikely to result in any impact on air	
	Climatic Factors	0	Unlikely to result in any impact on climatic factors	
	Soil	0	Unlikely to result in any impact on soil	
	Water	0	Unlikely to result in any impact on water	
	Landscape	0	Unlikely to result in any impact on landscape	
	Population	+	Making the Union Street Frontages policy more flexible will have a positive effect on population by providing a managed greater mix of uses on Union Street. It will also help to ensure that ground floor units maintain some sort of public use.	
	Human Health	0	Unlikely to result in any impact on human health	
	Cultural Heritage	+/-	Encouraging a mix of uses will have both a positive and negative impact on cultural heritage as some historic features may be enhanced but others may be lost, for example historic shop fronts or internal features as units are redeveloped for other uses.	

	Material Assets	+	Encouraging a mix of uses will have a positive effect on material assets, because it will encourage the improvement and use of vacant units on Union Street, helping to bring more businesses into the City Centre.	
<b>Alternative Option - Remove Union Street Frontages policy altogether and allow all uses on Union Street</b>				This alternative will not be taken forward.
	Population	-	Removing the Union Street Frontages policy will have a negative effect as we may see a clustering of the same types of use because of the lack of management, which will narrow the function of Union Street and may see the loss of important services for the population.	
	Material Assets	+/-	Encouraging a mix of uses will have a positive effect on material assets as it will encourage the use of vacant units on Union Street. However, removing the policy may encourage a cluster of the same uses which will have a negative impact on material assets.	
	All other indicators	As per preferred	The impact of the Alternative Option on all other indicators will be the same as for the preferred option	
<b>Current Policy Approach - Encourage the retention of retail on Union Street through the current policy</b>				The current policy approach will be amended as per the preferred option. Therefore current approach will not be taken forward.
	Population	+/-	Current policy approach encourages the retention of retail provision on Union Street, however may also limits the redevelopment of vacant units for other types of services and therefore potentially contribute to their staying vacant due to a lack of demand for retail.	
	Cultural Heritage	+/-	Encouraging the retention of retail may help to retain historic shop frontages but may also contribute to the deterioration of existing frontages through vacant units which policy will not allow to be redeveloped into other uses.	
	Material Assets	+/-	Current policy helps to protect against ground floor units falling out of public access and use through undesirable changes of use, however it also limits the redevelopment of vacant units	
	All other indicators	As per preferred	The impact of the current policy approach on all other indicators will be the same as for the preferred option	
<b>4. New Policy for West End Shops</b>				
<b>Preferred Option - Establish a new policy to protect, encourage and enhance the West End Shops. This issue is about providing protection for current retail units in the West End from change of use and does not propose any new development or direct interventions.</b>				Preferred Option taken forward through new policy C3 West End Shops and Cafes (See individual policy assessment)
	Biodiversity	0	Unlikely to result in any impact on biodiversity	
	Air	0	Unlikely to result in any impact on air	
	Climatic Factors	0	Unlikely to result in any impact on climatic factors	
	Soil	0	Unlikely to result in any impact on soil	
	Water	0	Unlikely to result in any impact on water	
	Landscape	0	Unlikely to result in any impact on landscape	
	Population	0	Unlikely to result in any impact on population	
	Human Health	0	Unlikely to result in any impact on human health	
	Cultural Heritage	+	Protecting the retail use will help maintain original shop fronts where present	
	Material Assets	+	Protecting the retail use will help maintain the shops in this area	

<b>Alternative Option - No retail designation for the West End Shops</b>				Alternative Option will not be taken forward
	Cultural Heritage	-	Not protecting the retail use may lead to the loss of original shop fronts.	
	Material Assets	-	Not protecting the retail use in this area may result in the loss of shops.	
	All other indicators	As per preferred	The impact of the alternative approach will be the same as for the preferred option- no significant impact on biodiversity, air, climate, soil, water, landscape, population or human health.	
<b>Current policy approach - no specific protection for West End Shops. Covered by CCBZ designation.</b>				Current approach will be replaced by the Preferred Option - new policy C3 West End Shops and Cafes.
	Cultural Heritage	-	Not protecting the retail use may lead to the loss of original shop fronts.	
	Material Assets	-	Not protecting the retail use in this area may result in the loss of shops.	
	All other indicators	As per preferred	The impact of the alternative approach will be the same as for the preferred option- no significant impact on biodiversity, air, climate, soil, water, landscape, population or human health.	
<b>5. Retail Outwith the City Centre</b>				
<p><b>Preferred Option - Allocate land for retail to address deficiencies across the city, along with committed developments. This issue is proposing new retail developments within areas already allocated for new development Three allocations have been proposed for new retail centres outwith the city centre: Grandholm, Newhills and Countesswells. The specific site has yet been chosen but through the findings of the retail study it emerged that there were quantitative and qualitative deficiencies for these three allocations. The committed retail projects and the three allocations above have already been subjected to a SEA through the Aberdeen Local Development Plan (2012) to address the impacts for allocating them as sustainable mixed communities. Therefore, this SEA will look at the additional impacts a retail centre may have on the above allocations.</b></p>				The LDP will identify these three areas for additional retail development to meet identified deficiencies. See individual policy assessment of NC8 Retail Serving New Development.
	Biodiversity	0	Unlikely to have a significant impact on biodiversity	
	Air	+/-	There will be both positive and negative impacts on air, as new retail uses may encourage more trips by car. However, creating retail centres within the sustainable mixed communities will encourage people to use more sustainable methods of transport and allow them to visit shops in their own community.	
	Climatic Factors	+/-	There will be both positive and negative impacts on climatic factors as retail may encourage more cars. However, creating retail centres within the sustainable mixed communities will encourage people to use more sustainable methods of transport.	
	Soil	0	Unlikely to have a significant impact on soil	
	Water	0	Unlikely to have a significant impact on water	
	Landscape	0	Unlikely to have a significant impact on landscape	
	Population		The development of retail centres within the allocations stated above will have a positive effect on the local community by providing local services.	
	Human Health	0	Unlikely to have a significant impact on human health	
	Cultural Heritage	0	Unlikely to have a significant impact on cultural heritage	
	Material Assets	++	The development of retail will have a positive impact on material assets.	
<b>Current Policy Approach - No retail strategy for the development outwith the City Centre. Committed developments are detailed in the Main Issues Report. This may lead to development of new retail parks on an ad hoc basis, in locations which are not yet known and have not been planned for through the LDP process.</b>				
	Biodiversity	-	Likely impact on biodiversity depending on location of any new retail parks constructed.	



	Air	-	The development of retail parks will encourage more cars. There will also be negative impacts with further construction of retail parks on an ad hoc basis.	
	Climatic Factors	-	The development of retail parks on an ad hoc basis will encourage more cars.	
	Soil	-	Likely impact on soil depending on location of any new retail parks constructed.	
	Water	-	Likely impact on water depending on location of any new retail parks constructed.	
	Landscape	-	Likely impact on landscape depending on location of any new retail parks constructed.	
	Population	0	New retail facilities are likely to have a positive impact on population by providing more services, but this will depend on their location.	
	Human Health	0	Unlikely to have a significant impact on human health.	
	Cultural Heritage	0	Possible impact on cultural heritage, depending on the location of any new retail parks constructed.	
	Material Assets	-	Existing retail deficiencies in planned developments are not addressed.	
<b>6. Aberdeen Harbour Expansion</b>				
<b>Create a new deep water harbour facility at Nigg Bay. This will be a significant new physical development affecting both the terrestrial and marine environment.</b>				Preferred option to be taken forward and Nigg Bay identified as an opportunity for a new deep water harbour facility. See individual site assessments.
	Biodiversity	--	Nigg Bay is part of Balnagask to Cove Local Nature Conservation Site – this supports mixed habitats, on a rich substrate supporting herb rich grasslands, wet flushes, coastal heathland, rocky cliffs and rock pools. Interesting insect fauna and nesting sea birds. Part of the bay is also a Site of Special Scientific Interest, mainly due to its geological interest, although the built proposals do not include this area. Building and dredging operations could affect bottlenose dolphins and Atlantic salmon. These are qualifying species for the Moray Firth SAC and the River Dee SAC respectively.	
	Air	+	There is a likelihood that some heavy vehicle traffic will be diverted from the existing harbour and Market Street and the city centre, where air quality is currently an issue. Therefore there will be a positive impact on the Air Quality Management Area in the City Centre.	
	Climatic Factors	+/-	A new harbour will generate additional vehicular traffic overall, increasing overall carbon footprints. However, part of the rationale of a new harbour facility is that it would be able to accommodate larger ships which are more energy efficient than several smaller vessels. All harbour development is likely to be in coastal areas where flooding is an issue that would have to be considered. Therefore the impact on climatic factors is mixed.	
	Soil	+/-	Whilst any new development will increase land take and result in soil sealing, the immediate coastal location means that the value of the soils here are likely to be limited. There could be the opportunity to promote a greater understanding and appreciation of the geological SSSI at Nigg Bay.	
	Water	--	Any harbour development is likely to have physical impacts upon the coastline – in particular dredging and the construction of a new breakwater.	

	Landscape	-	Nigg Bay is part of a distinctive coastal area which in turn is part of the landscape setting of Aberdeen. It is inevitable that any new harbour development will have to be located in the coastal area and will therefore impact on the coastal landscape.	
	Population	+	Development of the new harbour facility will directly create a large number of new jobs	
	Human Health	+/-	Nigg Bay and the coastal footpath are recreational resources and any development could have a negative impact on this without mitigation. However this option also presents an opportunity to improve the educational and recreation resource in the area, therefore impact will be mixed.	
	Cultural Heritage	-	Without mitigation there is the possibility of development at Nigg Bay affecting the setting of St Fitticks Church which is a Scheduled Ancient Monument and Girdleness Lighthouse which is listed.	
	Material Assets	++	Expansion is needed to accommodate growth in oil and gas markets, decommissioning, offshore renewables, ferry traffic, the cruise market and the development of larger ships and vessels which cannot currently be accommodated within the confines of the current harbour. It would lead to a significant improvement in business opportunities for the city and in harbour infrastructure.	
<b>Alternative Option - Focus future growth on the existing harbour estate. This will lead to new development, but only within the boundaries of the current built up operational area of the harbour.</b>				Alternative Option will not be taken forward - not feasible on economic grounds
	Biodiversity	-	The current harbour is part of the River Dee SAC. Building and dredging operations could affect bottlenose dolphins and Atlantic salmon. These are qualifying species for the Moray Firth SAC and the River Dee SAC respectively.	
	Air	-	All existing and future harbour traffic will continue to access it via Market Street and the city centre, thereby reducing air quality in those areas.	
	Climatic Factors	+/-	The inverse of the preferred option – it is possible that less vehicular traffic would be generated by continuing business from the existing harbour, but it may be expected that traffic levels will continue to increase as the harbour grows and sees more activity. Also, only less fuel-efficient smaller vessels could be accommodated there. All harbour development is likely to be in coastal areas where flooding is an issue that would have to be considered.	
	Soil	0	Unlikely to have an impact on soil	
	Water	0	No significant impacts anticipated from what is already a well developed area	
	Landscape	0	Unlikely to have a significant impact on landscape	
	Population	0	Intensification of existing harbour activities is likely to create new jobs, but it is possible that these would not be required on the same scale as a brand new harbour facility.	
	Human Health	0	Unlikely to have a significant impact on landscape	
	Cultural Heritage	0	Unlikely to have a significant impact on cultural heritage	
	Material Assets	0	Unlikely to have a significant impact on material assets	
<b>7. Local Housing Needs (Affordable Housing)</b>				

<p><b>Preferred Option - Flexibility in the policy approach ensure greater on-site delivery of affordable housing. This issue concerns the proportion of new homes constructed that are affordable, not the principle or number of homes themselves. Affordable homes are not physically different from a mainstream home. This explains why there is no significant impact on the physical environmental indicators.</b></p>				<p>This option will be taken forward. See individual assessment of Policy H5 Affordable Housing.</p>
	Biodiversity	0	No impact on biodiversity	
	Air	0	No impact on air	
	Climatic Factors	0	No impact on climate	
	Soil	0	No impact on soil	
	Water	0	No impact on water	
	Landscape	0	No impact on landscape	
	Population	++	The intention of this policy is to increase the delivery of affordable housing to meet the housing needs of the population, which will have a positive effect. It is anticipated that the preferred option will help to deliver the greatest number of affordable homes.	
	Human Health	0	No impact on human health	
	Cultural Heritage	0	No impact on cultural heritage	
	Material Assets	+	This policy will help to improve the mix of housing in Aberdeen providing a material asset to support economic growth, by providing affordable housing for key workers who cannot afford mainstream house prices. It is anticipated that the preferred option will help to deliver the greatest number of affordable homes.	
<p><b>Alternative Option - Identify specific sites for on-site delivery. This involves identifying sites already allocated for housing where affordable housing units will be required to be delivered on site. This issue concerns the proportion of new homes constructed that are affordable, not the principle or number of homes themselves. Affordable homes are not physically different from a mainstream home. This explains why there is no significant impact on the physical environmental indicators.</b></p>				<p>This option is not being taken forward.</p>
	Population	++	The intention of this policy is to increase the delivery of affordable housing to meet the housing needs of the population. However, it would not contribute towards the formation of sustainable mixed communities.	
	Material Assets	+	This policy will help to improve the mix in housing in Aberdeen providing a material asset to support economic growth. It is anticipated that this alternative would also help to increase the amount of affordable housing delivered relative to the current approach.	
	All other indicators	As per preferred	All other indicators for the alternative option are the same as for the preferred option.	
<p><b>Current Policy Approach - Blanket requirement for 25% affordable housing on sites greater than 20 units. This issue concerns the proportion of new homes constructed that are affordable, not the principle or number of homes themselves. Affordable homes are not physically different from a mainstream home. This explains why there is no significant impact on the physical environmental indicators.</b></p>				<p>The current policy is being reworded to allow greater flexibility in how affordable housing is delivered, with the aim of delivering more overall. Therefore current policy approach will be replaced by the new H5.</p>
	Population	+	The intention of this policy is to increase the delivery of affordable housing to meet the housing needs of the population- however the levels of affordable housing being delivered through the current approach are not as high as might be hoped through the preferred option.	

	Material Assets	+	This policy will help to improve the mix in housing in Aberdeen providing a material asset to support economic growth, however the levels of affordable housing being delivered through the current approach are not as high as might be hoped through the preferred option.	
	All other indicators	As per preferred	Impact on all other indicators for the alternative option are the same as for the preferred option.	
<b>8. Housing for Older People and Particular Needs</b>				
<b>Preferred Option - Set a target of 33% of homes on sites of 50 dwellings or more to be suitable for the older population and people with physical disabilities. This will involve the layout and design of the homes, not the principle, location or number of homes themselves. This explains why there will be no significant impact on physical environment indicators.</b>				This option is not being taken forward. There will not be a policy requirement in the LDP relating specifically to housing for older people and particular needs.
	Biodiversity	0	No impact on biodiversity	
	Air	0	No impact on air	
	Climatic Factors	0	No impact on climate	
	Soil	0	No impact on soil	
	Water	0	No impact on water	
	Landscape	0	No impact on landscape	
	Population	+	This policy will increase the range of house types provided and will ensure that the provision meets the future housing needs of the population. The policy will support an aging population. The policy preferred option should be amended to ensure that consideration is given to the location of housing for older people to allow for good access to services, facilities and public transport.	
	Human Health	+	This policy will seek to deliver more housing suitable for older people. New build properties are more energy efficient and can ensure more affordable warmth having a positive affect on human health.	
	Cultural Heritage	0	No impact on cultural heritage	
	Material Assets	+	This policy will help to improve the mix in housing in Aberdeen providing a material asset to support economic growth.	
<b>Alternative Option - Use a lower % target of homes on sites of 50 dwellings or more to be suitable to the older population and people with physical disabilities.</b>				This option is not being taken forward.
	Population	+	As per preferred, with a more significant impact the greater % of homes that is required	
	Human Health	+	As per preferred, with a more significant impact the greater % of homes that is required	
	Material Assets	+	As per preferred, with a more significant impact the greater % of homes that is required	
	All other indicators	+	As per preferred, with a more significant impact the greater % of homes that is required	
<b>Current Policy Approach - the current approach is to rely on the market to deliver what is required; policy already indicates that an appropriate mix should be provided but does not specify what level or mix or what needs should be met.</b>				This is the option that is being taken forward. Please see individual assessment of Policy H4 Housing Mix.
	Population	+	Through a 'do nothing' approach the LDP will not help to increase the range of house types provided or help support an aging population in this way.	
	Human Health	+	Through a 'do nothing' approach the LDP will not help to deliver more housing for older people.	

	Material Assets	+	Through a 'do nothing' approach the LDP will not help to deliver more housing for older people.	
	All other indicators	+	Impact on all other indicators for the alternative option are the same as for the preferred option - no significant impact	
<b>9. Low and Zero Carbon Generating Technologies</b>				
<b>Preferred Option - 20% requirement for LZCGT in 2016; 25% requirement for LZCGT in 2020. This issue does not propose any new development, and concerns only requirements for new buildings to install low and zero carbon generating technologies.</b>				This option is being taken forward through policy. See assessment of policy R7 Low and Zero Carbon Generating Technologies.
	Biodiversity	0	No impact on biodiversity	
	Air	-	There is the potential that the use of biomass as a LZCGT and this would have a negative impact on air quality.	
	Climatic Factors	++	The preferred option promotes the use of low carbon energy or the makes more efficient use of energy. By raising the standards this will ensure buildings are designed for with the future in mind to minimise the use of energy and the effects will be long term.	
	Soil	-	The use of ground source heat may potentially have minimal effects on soil. There may be potential impacts of vertical borehole schemes on contaminated land, on wetland sites or on pat soil. This impact is dependant on location and is unknown.	
	Water	-	The construction of micro hydro schemes would be supported by this policy and may have an impact on water resulting from construction activities and changes in water flow. This impact is not likely to be significant on a small scale.	
	Landscape	0	No significant impact on landscape	
	Population	0	No significant impact on population	
	Human Health	+	This option should promote more efficient energy and affordable energy use providing the population with more affordable warmth, which will be beneficial to human health.	
	Cultural Heritage	0	No significant impact on cultural heritage	
	Material Assets	+	Policy is likely to have a positive impact on material assets by helping to create a modern and energy efficient stock of buildings for the city	
<b>Alternative Option - 15% requirement for LZCGT in 2016; 20% requirement for LZCGT in 2020</b>				This option is not being taken forward through policy.
	All indicators	As per preferred	Impact on all indicators will be as preferred, however the impact is likely to be slightly less significant given that the requirements for LZCGT are not as high.	
<b>Alternative Option 2 - 30% requirement for LZCGT in 2016; 35% requirement for LZCGT in 2020</b>				This option is not being taken forward through policy.
	All indicators	As per preferred	Impact on all indicators will be as preferred, however the impact is likely to be slightly more significant given the requirements for LZCGT is higher.	
<b>10. Energy Mapping</b>				
<b>Include the energy map document in the Local Development Plan in Supplementary Guidance and set out that major developments must give consideration to linking into the energy network. Exceptions would only be accepted where it is demonstrated that links are not feasible. This issue is about the creation of a document, and does not directly propose any specific new developments or locational requirements. However an indirect effect may be to encourage the creation of new links to the energy network.</b>				This option is being taken forward through Supplementary Guidance.  SG has not yet been produced and will be

	Biodiversity	0	This policy does not have any locational requirements and only sets a requirement for housing to consider links to the energy network. Therefore it will not have a direct impact on biodiversity.	subject to a full SEA assessment once this is done.
	Air	-	No direct impact on air quality	
	Climatic Factors	+	The preferred option promotes the use of low carbon energy or the makes more efficient use of energy.	
	Soil	0	No direct impact on soil	
	Water	0	No direct impact on water	
	Landscape	0	No direct impact on landscape	
	Population	0	No direct impact on population	
	Human Health	+	This option should promote more efficient energy and affordable energy use providing the population with more affordable warmth.	
	Cultural Heritage	0	No direct impact on cultural heritage	
	Material Assets	+	Policy will help to encourage a network of energy supplies in Aberdeen providing a valuable asset and longer term fuel security	
<b>Alternative Option - As per Preferred Option, but require that where there is an opportunity to connect to a network that it will be required as a condition of the planning approval.</b>				This option is not being taken forward.
	All indicators	As per preferred	As per preferred option, but a stricter policy will have a more significant effect, as it is more likely that developments will connect to the heat network, making efficient use of energy	
<b>Current Policy Approach - The current approach does not provide the information, but asks developers to consider the use of district heating schemes.</b>				This option is not being taken forward.
	All indicators	As per preferred	There will not be a significant impact of the 'do nothing' approach which provides high level general support for district heating but does not promote its use in any other way.	
<b>11. Water Use Efficiency</b>				
<b>Preferred Option - Set an increasing target to achieve the gold standard for water use efficiency for domestic buildings and BREEAM level 5 for non-domestic buildings.</b>				Water saving technologies will be required, but specific targets will not be set. See assessment of policy R7 Low and Zero Carbon Technologies and Water Efficiency.
	Biodiversity	++	The more efficient use of water will help to protect and promote watercourses as valuable landscape features and wildlife habitats. This is particularly important as all of the water for Aberdeen is abstracted from the River Dee. The preferred option is for gold standards and BREEAM level 5, which will have a more significant positive impact on biodiversity than less ambitious targets.	
	Air	0	No impact on air	
	Climatic Factors	++	The use of water efficiency technologies and the reuse of water will help to adapt to a changing climate.	
	Soil	0	No impact on soil	
	Landscape	0	No impact on landscape	
	Population	0	No impact on population	
	Human Health	0	No impact on human health	
	Cultural Heritage	0	No impact on cultural heritage	
	Material Assets	0	No impact on material assets	

<b>Alternative Option - Set a target for domestic buildings to achieve silver standard for water use efficiency in all new buildings and BREEAM level 4 for water for non-domestic buildings.</b>				This option will not be taken forward.
	All indicators	0/+	As per preferred option, however setting a less ambitious target will have a less significant positive impact on biodiversity, climate and water. However, it would still be more beneficial than the current policy approach.	
<b>Current Policy Approach - Leave this issue to be dealt with through building standards</b>				This option will not be taken forward.
	Biodiversity	-	A 'do nothing' approach will have no affect on biodiversity, but the increased house building will lead to increased demand for water to be abstracted from the River Dee, which is likely to have negative impacts on watercourses.	
	Climatic Factors	-	The alternative to not do anything will affect our resilience to climate change as summers become warmer and drier the availability of water will be less certain.	
	Water	0	The current 'do nothing' approach does not have any impact on water saving or water efficiency.	
	All other indicators	0	The impact of the current approach would be the same as for the preferred option- no impact on air, soil, landscape, population, human health, cultural heritage or material assets.	
<b>12. Aberdeen City Recycling and Energy (Waste Management)</b>				
<b>Preferred Option - Locate most waste facilities in one location. Although the waste facilities proposed will have significant locational requirements, no specific sites are known at present, and therefore site-specific impacts cannot be assessed at present.</b>				Although it is unlikely that all of the required facilities will be accommodated on one site, a limited number have been identified which will be capable of achieving an element of concentration. See individual assessment of Policy R2 Sites for New Waste Management Facilities and site assessments of Altens East and East Tullos.
	Biodiversity	-	Likely that new waste facilities will have an impact on local biodiversity but these are unknown at present	
	Air	0	New waste facilities, fitted with appropriate filtering technology, are unlikely to have a significant impact on air quality.	
	Climatic Factors	+	Facilities will help to reduce the amount of waste sent to landfill and promote recycling, composting and the production of energy from waste. These factors will have a positive effect on climate by helping to reduce greenhouse gas emissions and encourage the reuse of resources.	
	Soil	-	Likely that new waste facilities will have an impact on local soil but these are unknown at present.	
	Water	0	No impact on water	
	Landscape	-	Likely that new waste facilities will have an impact on landscape but these are unknown at present.	
	Population	0	No impact on population	
	Human Health	-	Likely that new waste facilities, particularly In-Vessel Composting (IVC), will have a negative impact on amenity if sited to close to existing employment or residential uses.	
	Cultural Heritage	0	Unlikely that new waste facilities will have an impact on cultural heritage, but these are unknown at present.	
	Material Assets	++	Will provide new, modern and high technology waste infrastructure serving the whole city.	
<b>Alternative Option - Locate waste facilities on a number of sites around the city</b>				This option is not being taken forward.

	Biodiversity	-	Alternative approach likely to have a greater impact on biodiversity due to facilities being spread across the city in a number of locations, rather than being concentrated in one. There biodiversity will be affected on a number of sites.
	Climatic Factors	+	As preferred; positive impact may be negated by increased vehicle movements between facilities
	Soil	-	Alternative approach likely to have a greater impact on soil due to facilities being spread across the city in a number of locations, rather than being concentrated in one.
	All other indicators	As per preferred	As per preferred option for air, water, landscape, population, human health, cultural heritage and material assets

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## Appendix 7 c Assessment of Existing Policies and Supplementary Guidance in 2012 LDP

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
<b>Land Release</b>											
<b>LR1 Land Release Policy</b>											
<b>Part A</b> First Phase Release	-	-	-	-	-	+/-	-	++	++	++	Policy allows the release of first phase Greenfield development, which amounts to 11,995 new homes and 105 hectares of employment land. All the sites that would be released as a result of this policy have been assessed within the allocations. This policy would result in a cumulative impact that would have a greater impact than the individual sites. However impact will be minimised by development of sites and allocations being phased.
<b>Part B</b> Second Phase Release	--	--	-	--	--	+/-	--	+++	+++	+++	Policy allows the release of second phase Greenfield development, which amounts to 5,000 new homes and 70 hectares of employment land. Assessment as per LR1, but this would increase the cumulative impact on air, water and climate. Impacts on soil are short-term and there is unlikely to be a significant cumulative impact on soil as a result of additional development.
<b>Part C</b> Third Phase Release	--	--	-	--	--	+/-	--	+++	+++	+++	Policy allows the release of third phase Greenfield development, which amounts to 3,440 new homes. Assessment as per LR1. Assessment as per LR1, but this would increase the cumulative impact on air, water and climate. Impacts on soil are short-term and there is unlikely to be a significant cumulative impact on soil as a result of additional development.
<b>LR2</b> Delivery Of Mixed Use Communities	o	o	o	o	+	o	o	++	++	+	This policy ensures that new large Greenfield housing releases include a mix of housing and employment, and that the employment land is delivered along with the housing land. This will encourage more sustainable communities and reduce the need for commuting. The policy does not promote development and will have mainly neutral impacts on indicators, but the delivery of employment land will have positive benefits on material assets and population. Mixing development encourages walking which should have a positive impact on human health and reducing our reliance on the car and fossil fuels.
<b>Infrastructure Delivery</b>											
<b>I1</b> Infrastructure Delivery and Developer Contributions	o	o	o	o	o	o	o	++	+	++	This policy provides guidance on developer contributions and infrastructure requirements. It provides a clear and concise guide to the contributions that each developer will be expected to pay to support new development. Providing infrastructure, services and facilities would have a positive affect on a range of receptors. It would have a positive affect on material assets, human health and population as it would provide for new and improved infrastructure as well as likely improve the supply of housing – such as affordable housing and community and health facilities.
<b>SG</b> Infrastructure and Developer Contributions Manual	o	o	o	o	o	o	o	++	+	++	This Supplementary Guidance document provides details on the methodology and rationale for the infrastructure identified to support the sites identified in the Local Development Plan. It also sets out the criteria that should be used to calculate developer contributions for any development proposed in the City. The SG should improve the ability to secure the delivery of an appropriate level of infrastructure from new development. The provision of new infrastructure, such as public transport, walking and cycling routes, health facilities and schools would have a positive affect on material assets, human health and the population.
<b>City Centre</b>											

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
<b>Policy Options</b>											
<b>C1</b> City Centre Development – Regional Centre	-	0	0	0	0	+	+	+	0/+	0	This policy promotes the city centre as a location for regional developments and ensures development does not negatively impact on the city centre. This policy will have a positive affect on material assets as it would promote the creation of more retail and business uses in the City Centre. The policy will also have a positive affect on landscape and cultural heritage as cultural heritage will be conserved or enhanced by development and landscape will be conserved outwith the city centre as development is encouraged in the built up area. The policy has no impact on water, soil, biodiversity, climatic factors and human health. There may be a slight positive impact on population as a well developed city centre may attract more people to the city. There may be a negative impact on air due to the likely negative impact on the City Centre Air Quality Management Areas as a result of promoting development.
<b>C2</b> City Centre Business Zone	-	0	0	0	0	+	+	+	0/+	0	This policy promotes the City Centre Business Zone as the preferred first choice for major retail developments. This policy will have a positive affect on material assets as it would promote the creation of more retail in the City Centre. The policy would also have a positive affect on landscape and cultural heritage as cultural heritage will be conserved or enhanced by development and landscape will be conserved outwith the city centre as development is encouraged in the built up area. The policy has no impact on water, soil, biodiversity, climatic factors and human health. There may be a slight positive impact on population as a well developed city centre may attract more people to the city. There may be a negative impact on air due to the likely negative impact on the City Centre Air Quality Management Areas as a result of promoting development.
<b>C3</b> Union Street – Change of Use	0	0	0	0	0	+	0	+	0/+	0	This policy promotes Union Street as a key retail location within the City Centre to maintain and enhance vitality and viability. This policy will have a positive affect on material assets as it would promote the creation of more retail and business uses in the City Centre. The policy will also have a positive affect on cultural heritage as it will be conserved or enhanced. The policy has no impact on air, water, soil, biodiversity, climatic factors, landscape and human health. There may be a slight positive impact on population as a well developed city centre may attract more people to the city.
<b>Retail</b>											
<b>RT1</b> Sequential Approach and Retail Impact	-	0	0	0	0	+	+	+	0/+	0	This policy promotes retail, business and leisure development to be located according to the sequential approach. This policy will have a positive affect on material assets as it would promote the creation of more retail and business uses in the City Centre. The policy would also have a positive affect on landscape and cultural heritage as cultural heritage will be conserved or enhanced by development and landscape will be conserved outwith the city centre as development is encouraged in the built up area. The policy has no impact on water, soil, biodiversity, climatic factors and human health. There may be a slight positive impact on population as a well developed city centre may attract more people to the city. There may be a slight positive impact on population as a well developed city centre may attract more people to the city.
<b>RT2</b> Out of Centre Proposals	+/-	0	+	+	0	0	+	0	0	0	This policy discourages retail development in out of centre locations. This policy will have no affect on water, climatic factors, cultural heritage, material assets, population and human health. The policy will positively affect soil, biodiversity and landscape as retail development on undeveloped land is discouraged. There may also be a positive and negative affect on air as more retail development is encouraged in the city centre which may affect the City Centre Air Quality Management Areas but air quality may be positively affected outwith the city centre due to the restrictions on retail development.
<b>RT3</b> Town, District and Neighbourhood Centres	0	0	0	0	0	0	0	+	+	0	This policy discourages a change of use from retail in town, district and neighbourhood centres. This policy will have a positive impact on material assets as it would promote the retention of more retail and business uses in town, district and neighbourhood centres. The policy would also have a positive impact on population as this will maintain local facilities for residents.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
<b>Policy Options</b>											
<b>RT4</b> Local Shops	0	0	0	0	0	+	0	+	+	0	This policy discourages change of use from retail in all local shops outwith designated shopping centres. The policy will have a positive affect on material assets as it would promote the retention of more retail and business uses in areas outwith designated shopping centres. It would also have a positive affect on cultural heritage as cultural heritage will be conserved or enhanced by development. The policy has no impact on air, water, soil, biodiversity, climatic factors, landscape and human health. There will be a positive impact on population as this will maintain local facilities for residents.
<b>RT5</b> Retail Development Serving New Development Areas	0	0	0	0	0	+	+	+	+	0	This policy encourages appropriate retail development within new housing sites. This policy will have no impact on air, water, soil, biodiversity, climatic factors, cultural heritage, landscape and human health. It will have a positive impact on material assets as it would promote the creation of more retail and business uses in new developments. It would also have a positive impact on population as this will maintain local facilities for residents.
<b>SG</b> Hierarchy of Centres	0	0	0	0	0	+	0	+	+	0	This Supplementary Guidance supports Policy RT1 Sequential Approach and Retail Development. This Supplementary Guidance will have a positive impact on material assets as it would promote the creation of more retail and business uses in the City Centre and other retail centres. The Supplementary Guidance would also have a positive affect on landscape and cultural heritage as cultural heritage will be conserved or enhanced by development.
<b>SG</b> Harmony of Uses	0	0	0	0	0	+	0	0	0	0	This is a group of Supplementary Guidance which encourages the harmony of uses in and outwith the City Centre with regards to liquor licensed premises, street cafes, amusement centres and arcades, hot food takeaways and residential uses. This Supplementary Guidance will have no impact on air, water, soil, biodiversity, climatic factors, landscape and human health. It would have a significant impact on cultural heritage as historical shutters will be maintained, keeping heritage present within conservation areas.
<b>SG</b> Shopfront Security	0	0	0	0	0	++	0	0	0	0	This Supplementary Guidance aims to enhance and maintain the high quality of life within the city by promoting shopfront security measures. It will have no impact on air, water, soil, biodiversity, climatic factors, landscape, material assets, population and human health. It would have a significant impact on cultural heritage as historical shutters will be maintained, keeping heritage present within conservation areas.
<b>SG</b> Union Street Frontages	0	0	0	0	0	+	0	+	0/+	0	This Supplementary Guidance supports Policy C3 Union Street – Change of Use. This Supplementary Guidance will have a positive affect on material assets as it would promote the creation of more retail and business uses in the City Centre. The Supplementary Guidance will also have a positive affect on cultural heritage as it will be conserved or enhanced. The policy has no impact on air, water, soil, biodiversity, climatic factors, landscape and human health. There may be a slight positive impact on population as a well developed city centre may attract more people to the city.
<b>Housing</b>											

SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
<b>H1 Residential Areas</b>	-	-	-	-	-	+/-	-	++	++	++	Policy identifies areas of residential development and allows compatible uses to be developed in these areas, but ensures the character and amenities of such areas are retained. Housing development is likely to have short-term adverse affects soil through soil erosion, desegregation, compaction and pollution during construction phases. Housing development could potentially have short-term negative impacts on water through a change in water table, stream flows, site water budgets, localised flooding, silt deposition and water-borne pollution. Inevitably, some localised impacts on watercourses would occur due to the development. Greenfield development is likely to impact negatively on biodiversity through the loss of habitats, habitat fragmentation or disturbance to species that use the site as a habitat. The scale of development that could be accommodated on site could have a negative impact on climate due to increased use of resources and increased emissions. Positively for population, human health and material assets, large scale housing development is likely to have long-term positive affects. Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no access to housing now gaining access to housing. Since new homes are more energy efficient than the existing stock; they reduce running costs and assist in decreasing fuel poverty. Greenfield development is likely to have a negative impact on landscape. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places. Depending on implementation strategies, housing development proposed on these greenfield sites could positively or adversely affect the built features, their context, pattern of past historic use, and associations of the historic environment, which encompasses built heritage features (ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, parks, gardens and designed landscapes, as well as marine heritage) and the context or setting in which they sit, and the patterns of past use, in landscapes and within the soil, and also in our towns, villages and streets. The planning and design of developments, which conforms, substantially to the City's existing design, layout, material and quality is likely to have long-term positive affects. But new developments that deviate from existing designs could adversely affect the setting of historic settlements in the long-term. New housing provides the scope for creation of fixed assets, the use of natural and material assets, promoting waste minimisation, recycling and composting.
<b>H2 Housing Density</b>	0	0	+	+	+	0	0	0	0	0	Policy seeks minimum densities for new developments. The purpose is to make the most efficient use of land and to encourage higher densities around transport nodes, which will encourage more sustainable travel patterns. This policy does not promote development, but regulates the allocations made through the Local Development Plan, therefore impacts are neutral apart from positives on soil, biodiversity and climate as development will require less land.
<b>H3 Housing Mix</b>	0	0	0	0	0	0	0	+	+	0	This policy seeks to encourage a mix of house types and sizes. The purpose is to ensure that there is a wide variety of houses to support the population. This policy does not promote development, but regulates the allocations made through the Local Development Plan; therefore impacts are neutral apart from positive on material assets and population as a result of the mix of house types that would be delivered.
<b>H4 Mixed Use Areas</b>	0	0	0	0	0	0	0	+	0	0	Policy allows for certain areas to be developed with a mix of uses and protects the mixed uses against the potential negative affects of each other. The policy protects the existing use, character and townscape of an area – therefore protecting the historic environment and setting. It improves the supply of housing through allowing housing development in areas not traditionally housing, e.g. above shops in the city centre, and looks to protect against development that would adversely affect the amenity of people living and working in a mixed use area. This policy does not promote any particular development but regulates any potential developments in mixed use areas to ensure that there is no negative impact on existing uses, therefore neutral impacts apart from a positive impact on material assets.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
<b>Policy Options</b>											
<b>H5 Affordable Housing</b>	0	0	0	0	0	0	0	+	+	+	Policy states a figure that is expected for affordable housing from new developments. The purpose is to ensure that sufficient affordable housing is delivered to meet the needs of those people in housing need. This policy does not promote development, but ensures a % of development is affordable to those on lower incomes. Therefore, impacts are neutral apart from positive on material assets and population as a result of the mix of house types that would be delivered. There would also be a positive impact on human health as people on lower incomes will have better access to suitable accommodation that meets their needs.
<b>H6 Gypsy and Traveller Caravan Sites</b>	:	:	:	:	:	+/--	:	++	++	++	Policy allows for the development of Gypsy and Traveller sites if they can ensure that there will be no significant impact. This policy does not promote development, but does allow development if criteria can be met. Therefore policy may result in development of Gypsy and Traveller sites but will ensure that proposals for development minimise their impact. Therefore, impacts are the same as per policy <b>H1 Residential Areas</b> .
<b>H7 Gypsy and Traveller Requirements for new residential developments</b>	0	0	0	0	0	0	0	+	+	+	Policy states a figure that is expected for affordable housing from new developments. Within specified sites a small proportion of that requirement is to be for Gypsies and Travellers. The purpose is to ensure that across the city housing is delivered to meet the needs of all people in housing need. This policy does not promote development, but ensures a % of development is developed for Gypsies and Travellers. Therefore, impacts are neutral apart from positive on material assets and population as a result of the mix of house types that would be delivered. There would also be a positive impact on human health as people in housing need will have better access to suitable accommodation that meets their needs, and is closer to schools and medical facilities.
<b>H8 Housing and Aberdeen Airport</b>	0	0	0	0	0	0	0	0	0	+	Policy identifies areas where residential development will not be permitted in relation to the Airport. The policy will have a positive impact on human health as it stops development occurring where there are excess noise levels from the airport which would be detrimental to residential amenity. All other impacts are neutral.
<b>SG Affordable Housing Guide</b>	0	0	0	0	0	0	0	0	0	0	Supplementary Guidance on affordable housing provides more detailed advice on the provision of affordable housing and the process for ensuring deliver of affordable housing. The Supplementary Guidance does not promote new development or change the aim of the affordable housing policy, therefore impacts are neutral.
<b>SG Gypsy and Traveller Site Provision</b>	0	0	0	0	0	0	0	0	0	0	Supplementary Guidance on Gypsy and Traveller Site Provision provides more detailed advice on the provision of Gypsy and Traveller Sites and advice on the process for ensuring Gypsy and Traveller sites within new developments. The Supplementary Guidance does not promote new development or change the aim of the affordable housing policy, therefore impacts are neutral.
<b>Community Facilities</b>											
<b>CF1 Existing Community sites and Facilities</b>	0	0	0	0	0	0	+	+	+	+	Policy seeks to protect existing community sites and facilities for their original uses and allows for extension to such sites if appropriate and in accordance with policy. The policy would have positive affects by making sure that the character and vitality of an area was kept, the promotion of key fixed assets such as hospitals and schools and improve the well-being of all age groups in the community.
<b>CF2 New Community Facilities</b>	0	0	0	0	0	0	+/-	+	+	+	Supports new community facilities provided they are in convenient locations and are readily accessible to all. Can improve brownfield land, whilst be detrimental to greenfield sites. The policy promotes the creation of fixed assets such as hospitals or schools, and cause positive changes to the well-being of all age groups.

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<b>Policy Options</b>											
<b>SG Private Children's Nurseries</b>	0	0	0	0	0	0	0	0	0	+	This SG does not promote development but sets out the criteria for allowing children's nurseries in residential areas. The proposal promotes safe access so there may be a small positive impact on human health. There are no significant impacts anticipated on the other SEA topics.
<b>SG Sports Facilities</b>	0	0	0	0	0	0	0	0	+	++	This SG does not promote development but sets out the criteria for developing sports facilities. It also protects existing facilities so there are expected to be positive impacts on human health and the population. No other significant impacts are anticipated.
<b>Design</b>											
<b>D1 Architecture and Placemaking (Design Quality)</b>	0	0	0	+	++	++	++	0	+	+	Good design leads to a good quality of life and can attract people and businesses to Aberdeen. This policy may lead to an enhancement and improvement of Aberdeen's unique character, ensure more sustainable neighbourhoods are developed and ensure that new housing developments integrate with the local identity, context and settlement patterns. High quality design in all buildings and developments that enhance context, connectivity and identity are expected. Biodiversity rates as a positive as sites that are part of the masterplan process will possibly contain green corridors. Landscaping will ensure the natural elements on the landscape provide good biodiversity habitats and wildlife corridors. More sustainable and better design communities will reduce the need for driving, and encourage walking, non motorised modes of transport and the use of public transport. Also with houses that are better designed to fit within the landscape and make use of natural elements, such as solar gain. These all aim to reduce CO2 emissions and promote energy efficiency. Placemaking involves using the existing built and natural heritage as a basis for the development of new sites. It is expected that many historic buildings within development sites will be retained and/or reused thereby ensure the cultural heritage is protected. With regard to landscape new developments will look to the natural landscape and pick out traces in the landscape to be used in or to inform the design of place. Places will have a mix of uses and facilities for a wide range of people and a wide range of house type will be available for people at all ages of life. Human health will improve as there will be access to a number of walkways and multiuse paths to encourage active travel. Provision of appropriate and relevant open space will also be included in developments.
<b>D2 Design and Amenity</b>	0	0	0	+	+	++	+	+	+	++	This policy requires that development proposals are welcoming, safe, and pleasant places that enhance the public realm. By ensuring light does not spill into the night sky there may be an increase in biodiversity as insects and other creatures are not confused by inappropriate levels of light. Public art will increase cultural heritage, landscape and material assets by ensuring the street and other areas are interesting and welcoming places with attractive features. This policy will impact positively on the population as it protects new buildings from antisocial behaviour and will make housing more attractive, regardless of location and increasing community safety. Human health will be increased through more safely design developments. Developments will benefit solar gain and orientation to capture sunlight.
<b>D3 Sustainable and Active Travel</b>	+	0	0	0	+	0	0	0	0	+	This policy ensures that the design and layout of new development reflects the modal hierarchy identified in National Planning Policy and the principles of Designing Streets, and ensures that services, facilities and jobs are accessible to new communities. This policy has a positive affect on air, climatic factors and human health by promoting walking and cycling and sustainable public transport over car/other motorised vehicle use, a reduction in motorised vehicle use leads to less congestion and improved local air quality. This policy also encourages active travel within communities helping to tackle obesity and improve human health.

SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
<b>D4</b> Aberdeen' s Granite heritage	0	0	+	0	0	++	++	0	+	0	Granite is an important part of Aberdeen and provides the very distinctive character of the city. There will be many positive impacts from the granite heritage policy. Reusing historic sites may involve a clean up operation to remove contamination. The historic environment will be protected and the reuse of existing buildings promoted, thereby improving our cultural heritage. The landscape features will be protected through the retention of original settled streets and granite pavements thereby maintaining the character of streets. Many disused historic buildings may be converted into dwelling houses or employment use, thereby increasing the supply of housing and employment opportunity
<b>D5</b> Built Heritage	0	0	+	0	0	++	+	0	+	0	Allows for the sensitive conversion of listed buildings. Policy will have positive affects through better maintenance of historically valuable buildings and townscape, reuse of derelict buildings/land, increasing the supply of housing through conversion and improving the overall environment. Through the retention and reuse of listed buildings there is the possibility that a clean up of contamination may be required thereby improving soil quality. Also as the policy is about protecting and reusing historic buildings, cultural heritage will be protected and enhanced. A sense of place will be maintained and developed further through this policy, impacting positively on landscape and the supply of housing or employment space may be increased due to the conversation of listed buildings, impacting positively on population by giving them a choice of living and work space. Encourages sensitive conversion of buildings in rear lanes. Policy would have positive affects through retaining the character of rear lanes and the townscape. Through the retention and reuse of buildings in rear lanes in conservation areas there is the possibility that a clean up of contamination may be required thereby improving soil quality. Also as the policy is about preserving and enhancing conservation area, cultural heritage will be protected and enhanced. A sense of place will be maintained and developed further through this policy, impacting positively on landscape.
<b>D6</b> Landscape	0	+	0	+	+	+	++	+	0	+	The policy protects Aberdeen's landscape setting from unacceptable development. It aims to protect the essence of Aberdeen, ensure that strategic view points that are specific to Aberdeen are protected, ensures wildlife, recreation and woodland settings and linkages are protected to ensure countryside activity and ensure coalescence is avoided. The policy also requires details of a landscape design scheme compatible with the scale and character of the overall development are submitted with planning applications. The positive impact relating to water may be that water elements within the landscape may be enhanced, as they could become riparian buffers thereby possibly improving water quality. Soil will be enhanced as Biodiversity and climatic factors will have a positive impact as wildlife corridors, open space, green corridors and landscaping will ensure that there is good habitat and the possibility to reduce CO2 emissions by encouraging active travel. Material assets will be improved as the essential character and strategic views of Aberdeen will be protected and enhanced. Human health will be improved as there will be the ability for active travel and recreation in open space. This also benefits mental health, alongside physical health.

SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Landscape Planning	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	+	-/+	<p>This policy aims to protect important landscapes which are both natural and manmade, plus, allow the creation of developments that are sympathetic to the existing landscape character. Development that is sympathetic to some aspects of landscape will have a direct significant negative affect on biodiversity, soil and water. There will also be an indirect significant negative affect on air and climatic factors. However, this policy provides protection to natural and existing manmade landscapes including the need to avoid impacts to wildlife, woodland and the physical links between them which will have a direct significant positive affect on biodiversity, soil and water, plus, an indirect significant positive affect on air and climatic factors. These effects are likely to be medium to long term, plus, temporary and permanent. Cultural heritage sites help to create landscapes, therefore, this policy should have direct and indirect significant positive affects in areas where the cultural heritage is protected or enhanced as part of new development. This should be medium to long term and temporary or permanent. Development at sites may not always benefit all areas of local cultural importance, such as historic informal playing areas which are classed as patterns of past use, and there may be some direct significant negative affects which could be long term and permanent. The aim of this policy to conserve, enhance and restore important landscapes and will have a direct significant positive affect on landscape which can be medium to long term and permanent. However, direct significant negative affects may occur on natural or scenic landscapes where development is sited in areas of little development. This will be long term and permanent. Depending on the landscape capacity of a site, the creation of new material assets may not be accepted which will create a direct significant negative affect. Direct significant positive affects will occur for new material assets that are positive to the landscape. These affects will be medium to long term and both temporary and permanent. The affects on population are expected to be direct and indirect significant positive affects due to the protection of important landscapes and the creation of development to cater for population growth which has been sympathetic to landscape. This effect will be medium term and temporary. The loss of biodiversity and associated negative affects on soil, water, air and climatic factors as a result of development will have an indirect significant negative affect on human health, however, the provision of new development that is also sympathetic to landscape will have an indirect significant positive affect on human health. These effects are likely to be medium to long term and permanent.</p>
SG Tall and large buildings	0	0	0	0	0	++	++	+	+	0	<p>The Supplementary Guidance on Tall and large buildings outlines the strategic views within the city and the criteria proposals for tall and large buildings have to consider. By ensuring tall and large buildings take account of strategic views, landmarks and landscape they will add to the overall aesthetic of the city. By being well designed they can also add architectural merit and enhance the city skyline. This supplementary guidance will ensure that cultural heritage and landscape are protected as tall or large buildings have to consider these elements thoroughly in their design and placement. Material assets will see an improvement as the city will improve its stock of tall and large building, as they will be better designed. Population will also see an improvement as there will be more places to work in the city centre.</p>



SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
<b>SG</b> Masterplanning Process	+	0	+	+	+	+	+	+	+	+	The Supplementary Guidance on the Aberdeen Masterplanning Process provides guidance on the three levels of development proposal that are expected within the city, the content of the proposal and communication and engagement that is expected to be undertaken. The Masterplanning process will ensure that rounded development are proposed that ensure sustainable communities are built, with a relationship to context, identity and connection. Sites that follow the Masterplanning process are well connected internally and externally, they ensure sustainable modes of transport are present and that local facilities are located close to residential units. These factors will help to improve air quality and reduce CO2 emissions as there are opportunities to use non motorised modes of transport and public transport to travel between home, work and shopping facilities, thereby having a positive impact on climatic factors. Soil quality may be improved as sites that may be subject to contamination could be redeveloped. Biodiversity rates as a positive as site that are part of the masterplan process may contain green corridors and landscaping, that will ensure the natural elements on the landscape provide good biodiversity habitats and wildlife corridors. Cultural heritage is positive as existing historic buildings on sites will be used to inform the design process and will most likely be retained and reused with in the site. Landscape characteristics and traces on the landscape will be used to inform the design process and it is likely that many of these elements will be kept in the development, linking the development into the identity of the place. Material assets will be positive as more attractive and welcoming place to live, work and play will be developed. The population will have a wider choice in where they live, work and travel to. Finally human health will be improved due to the connectivity, internally and externally of sites and well designed and appropriate areas of open space which benefit both physical and mental wellbeing.
<b>SG</b> Aberdeen City and Shire Design Review Panel	0	0	0	0	0	0	+	++	++	0	This supplementary guidance outlines what the design review panel is, what it aims to achieve, who is involved and what the process is. The basic function of the design panel is to raise awareness of design in the North East, with the need for improvements to be made to the quality of the built environment by securing well designed places and buildings that respect and contribute positively to their settings, promote aspiration, provide a sense of place, and use resources efficiently. The design review panel will assess a variety and scale of developments ranging from individual buildings to masterplanned sites. The design review panel will draw together a number of professionals to advise and critique plans. The results will be more coherent, well rounded developments. Depending on the type of site that is being assessed there may either be no impact or a positive impact. Landscape will be impacted positively as well placed well designed buildings and development will enhance and promote landscape features. Material assets will be positively impacted as the design quality of development and buildings will be improved beyond the current standard. The population will benefit from well designed buildings and developments within which they can live and work.
<b>SG</b> Conversion of steadings	0	0	0	-/0	0	+	+/-	+	+	0	The aim of the guidance is aid those who are considering converting a traditional agricultural steading or other non-residential vernacular building in the Aberdeen countryside to an alternative use. This supplementary guidance will have little impact on air, water or soil. There is the potential for a negative impact on biodiversity as many buildings in poor condition are habitats for a number of wildlife species, therefore the conversion of the buildings may destroy or limit the potential roosting sites for wildlife. There is the possibility of positive impacts on cultural heritage as historic building may be protected for future generations, thereby enhancing cultural heritage. The impact to landscape is personal in nature. A person may see the redevelopment of a dilapidated building as either adding to the landscape or detracting from it. Material assets could be improved as a building that was unused is now used. The positive impact on the population as that there is now more choice of housing available.
<b>SG</b> Dormer windows and roof extensions	0	0	0	0	0	+	0	+	0	0	The Dormer windows and Roof Extensions Design Guide give guidance on the appropriate style and placement of dormer windows and roof extensions. This guidance will improve cultural heritage and material assets as it aims to eliminate poorly designed and badly placed development that will detract from the quality of the individual buildings and the street.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
<b>Policy Options</b>											
<b>SG</b> Dwelling Extensions (in Cove and Aberdeen Addendum)	0	0/-	0	0/-	0	0	0	+	0	0	The supplementary guidance gives advice and guidance on the appropriate scale, height and placement of extensions of dwelling in Aberdeen and Cove. There will be a positive contribution to material assets as well designed and well placed extensions could add to the desirability of the dwelling. Extensions could have a negative impact on water as the rate of run off may be increased as there is less 'natural' land available as a soak away. There is also a possible negative impact on biodiversity for a similar reason, in that land will now be built on.
<b>SG</b> Extensions to Dwelling Houses Forward of the Build Line	0	0/-	0	0/-	0	0	0	+	0	0	The supplementary guidance gives advice and guidance on the appropriate scale and placement of extensions forward of the build line. There will be a positive contribution to material assets as well designed and well placed extensions could add to the desirability of the dwelling. Extensions could have a negative impact on water as the rate of run off may be increased as there is less 'natural' land available as a soak away. There is also a possible negative impact on biodiversity for a similar reason, in that land will now be built on.
<b>TAN</b> Lime Harling Guide	0	0	0	0	0	+	0	+	0	0	This supplementary guidance gives advice on when it is appropriate to lime harl buildings and the techniques and methods that should be used. The positive impacts will be to cultural heritage and material assets. Cultural heritage will benefit as only those buildings which were original intended to be lime harled, or are in a poor state of repair will be lime harled. This will improve the design quality of the building and its ability to breath. Material assets will be improved as lime harling could add to the desirability of the dwelling.
<b>TAN</b> Repointing of Granite Masonary Joints	0	0	0	0	0	+	0	+	0	0	The repointing of masonry joints provides guidance as to when and how to repoint a building. If done incorrectly pointing can physically damage the fabric of a building and it can also alter its appearance and character. If done correctly the cultural heritage of the city will be protected, and the material assets may be improved as buildings will not be affected by the impacts of poor pointing such as damp.
<b>TAN</b> Railings Guide	0	0	0	0	0	+	0	+	0	0	This guidance gives advice on how to repair or reinstate cast iron railings. These can add to the cultural heritage of the city by add to the sense of place, and environment of the city in a positive way. The material assets of also be improved as the railings may add to the character of the building and street.
<b>TAN</b> Replacement windows and doors	0	0	0	0	0	+	0	+	0	0	This supplementary guidance gives advice on the necessary requirements for the replacement of windows and doors in a number of building types and designations. The two factors that will be improved by this are cultural heritage and material assets. The replaced items will ensure that the windows and doors add to the character of the buildings, block or street and add to a sense of place. Material assets may improve as buildings, blocks and streets will look more attractive with windows and doors that are appropriate to their setting and fit with other buildings in the street, or block.
<b>SG</b> Stone cleaning	0	0	0	0	0	+	0	+	0	0	The stone cleaning guidance gives advice on when planning permission are necessary for the cleaning of designated buildings before outlining the types of cleaning that are available. This will allow for cultural heritage and material assets to become more attractive within their setting.
<b>SG</b> Temporary Buildings Guide	0	0	0	0	0	+	+	0	0	0	This guidance gives a definition of a temporary building and advice on where temporary buildings should be sited in relation to existing buildings. By ensuring that the temporary building is sited correctly it will not detract from the attractiveness of the existing building or street, thereby ensuring that cultural heritage and landscape are not negatively impacted.
<b>SG</b> Archaeology and Planning	0	0	0	0	0	++	++	0	0	0	This guidance is a protective policy. It will protect built features, their context, pattern of past historic use, and associations of the historic environment, which encompasses built heritage features (ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, parks, gardens and designed landscapes. It is therefore likely to have long-term positive affects on landscape and cultural heritage.

SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
<b>SG</b> Sub division and redevelopment of residential curtilages	0	0	0	0/-	0	-	-/0	+/-	0	0	The supplementary guidance outlines the concerns that have to be addresses when a residential curtilage is sub divided and redeveloped. The impact on biodiversity could be negative or not at all depending on the existing use of the areas that is to be developed. There is the possibility of a loss of wildlife habitat. Cultural heritage will be negativity impacted as the original setting of the building will be lost. The landscape could be negatively impacted as the area is used for development when it was possibly openspace. There is also the possibility that due to the proper siting of development that landscape will not be negatively impacted. Material asserts may either have a positive or a negative impact as the attractiveness of a site is based in personal opinion and people may prefer larger gardens over more dwelling houses and vice versa.
<b>SG</b> Conservation areas appraisals	0	0	0	0	0	+	0	+	0	0	The conservation area appraisals justify the designation of each conservation area and review the existing boundaries, identify important characteristics of each area in terms of townscape, architecture and history, to identify important issues which affect the conservation area and to identify scheme for enhancement. Conservation area appraisals improve the cultural heritage of the city by ensuring that those areas of special charter are enhanced and developed appropriately. This will also add a positive impact to material assets are the attractiveness of buildings, streets and areas is preserved and enhanced.
<b>SG</b> Landscape strategy part 2	0	0/+	0/+	+	0	+	+	0	0	0	The second part of the landscape strategy sets out 14 landscape practice notes to act as a guide to the factors that needs to be considered in developments. They intent to raise the general awareness of landscape issues and standards for new developments aid the effectiveness of the development management process and address the lack of professional landscape design in some planning applications. The elements of landscaping that are proposed will add to the biodiversity of developments thereby having a positive impact. Soil is vital for some characteristic vegetation and habitat to survive, therefore the maintenance of these soils is crucial. This will either not be impacted or will be positively impacted if vegetation is added to areas and that reduced soil erosion. Water will be impacted through the placement of development that follow these guidelines, and will ensure that natural drains or open water course and their associated waterside wildlife and vegetation are reflected in the design of the development. These may even been improved through the enhancement of the area as a riparian buffer. The landscape and townscape character of a development has to be conserved and enhanced through development, and the trace on the land should inform the design process therefore this will have a positive impact on cultural heritage. The landscape will be positively enhanced as development will have to ensure that it fits within the landscape and takes account of distinguishing features. Appropriate landscaping it also advised.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
<b>SG</b> Airport Masterplan	-/0	-/0	-/0	0	-/0	0	-	-/0	+	0	The masterplan for Aberdeen Airport outlines the sustained and responsible growth of the airport until 2030. The masterplan aims to set out the prospects for air traffic growth up to 2030, to clearly identify the areas of land currently outside the airport's boundaries which may be required in order to allow the airport to expand to handle the forecast growth in passenger numbers, to set out the approximate timescales for the incremental phasing of additional capacity requirements, to identify the key improvements required to ground transport links (surface access), serving the airport and the surrounding area, to inform the current and future reviews of the Aberdeen City Local Plan and the North East Scotland (NEST) Structure Plan, to identify environmental impacts and set out mitigation strategies. Due to the proposed increase in fixed wing traffic at the airport it is possible that the air may become more polluted, however, due to modern advances in technology this may be not so. Soil and water course may become polluted due to run off from the airport; therefore they may be a negative impact. Climatic factors may be negatively impacted due to the volume of CO2 released due to the proposed increased volume of fixed wing flights from the airport, however, it is also predicted that there will be a reduced number of helicopter flights. Also modern technology is trying to reduce CO2 emissions. Landscape may be negatively impacted if an extension to the runway is built. Material assets may be negativity impacted if they sit below the flight path. Population may be positively impacted as people may wish to travel for work and pleasure.
<b>SG</b> Fire Station North Anderson Drive	0	0	0	0	0	0	0	+	+	0	The SG outlines the proposed used for the fire station as residential use if the site becomes surplus to requirement. The positive aspects will relate to the development of residential accommodation, which may supply the population with more housing.
<b>SG</b> Robert Gordon University Campus	-/0	0	0	-/+	0	0	0	+	+	0	The SG for the Robert Gordon University Campus at garthdee outlines a proposal to consolidate the Robert Gordon Campus into one site and release the City Centre site, once surplus to requirement. The masterplan for this site outlines that they will have a reduced number of car parking places than is outlined in policy and they will ensure an active travel plan is in place, walking and cycling routes are also to be encouraged. This will help to mitigate air pollution, but there will be a negative impact due to the increase volume of traffic going to the site compare to at present. Biodiversity will' be impacted as habitats such as tress are to be removed, however these will be replaced and existing areas of high quality woodland and trees will be retained and protected. Material assets will be enhanced as the site will aim to consolidate all the university building into one place, and provide a high quality campus, that is energy efficient and sustainable. The population will benefit from having a campus of this nature.
<b>Minerals energy and Waste</b>											
<b>R1</b> Minerals	+/-	+/-	+/-	+	+	0	+	+/-	0	+	This policy allows for mineral extraction which will have negative affects on air, water and soil. However, this is also a controlling policy, so these negative impacts would be mitigated as far as practicable. Identifying specific sites will help to protect landscape and biodiversity assets elsewhere and this, together with the control aspect of the policy will impact positively on human health. Local extraction for local uses reduces transport requirements and impacts positively on climate change. Impacts on material assets are mixed. Although the policy allows for mineral development, there are restrictions in terms of location and operation.
<b>R2</b> Degraded and Contaminated Land	0	+	++	0	0	0	0	0	0	++	This requires contaminated land to be remediated to a level appropriate to its use. This is likely to have significant positive impacts on human health, soils and possibly groundwater. No other significant impacts are anticipated.

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<b>Policy Options</b>											
<b>R3</b> New Waste Management Facilities	+	+	++	0	++	0	+/-	+	0	0	The main affect of this policy is to promote the waste hierarchy and reduce our reliance on landfill. Reducing landfill will have positive affects on air, water and soil quality and will reduce the amount of methane – a powerful greenhouse gas – which is released. This will have a significant positive impact on climate change. Higher recycling will make better use of resources which positively impacts on material assets. New facilities are likely to impact on the landscape but the policy requires a design statement where development is likely to have more than a local impact.
<b>R4</b> Sites for New Waste Management Facilities	+/-	+	++	0	++	0	+/-	++	0	0	These are the type of facilities which are required to reduce our reliance on landfill so the scores are similar to those for Policy W1. There could be localised impacts on air quality from some of these facilities but Policy W1 would require appropriate control, mitigation and monitoring of these. These facilities will be valuable material assets and because they will also result in an increase in the recycling of resources, they warrant a significant positive affect on material resources. None of the sites identified are likely to significantly affect biodiversity or cultural heritage.
<b>R5</b> Energy From Waste	+/-	0	0	0	+	0	+/-	+	0	0	Energy from Waste could cause localised impacts on air quality and the landscape but Policy W1 would require appropriate control, mitigation and monitoring of these. These facilities will be valuable material assets but because they are not as far up the waste hierarchy as waste reduction and recycling, they would not warrant a significant positive affect on material assets. Providing CHP to neighbouring users will reduce reliance on non-renewable energy sources and will impact positively on climate change. In order to ensure that these facilities do not negatively affect residential amenity, biodiversity or cultural heritage, it is recommended that the policy should include a reference directing them to industrial areas.
<b>R6 and SG</b> Waste Management Requirements for New Development	0	0	0	0	0	0	0	+	0	0	This policy and guidance requires appropriate storage for waste and recycling facilities in new development and is unlikely to raise many significant effects. There could be a positive impact on material assets as it could encourage businesses and householders to recycle more.
<b>R7</b> Low and Zero Carbon Buildings	0	'	'	'	+	'	'	+	0	+	This policy ensures that new buildings incorporate renewable technologies to reduce their predicted carbon emissions. As a result this will encourage the incorporation of micro renewables and larger renewable technologies. The renewable technologies may have negative impacts on biodiversity, cultural heritage, landscape if not carefully sited. Some renewable technologies, for example hydro and ground source heat pumps may have negative impacts on water and soil. This policy will have positive affects on climate. Developments will have positive benefits on material assets as there will be more control over future energy supplies. There will also be positive benefits on human health as the policy will enhance good health since new homes are more energy efficient than the existing stock; they reduce running costs and assist in decreasing fuel poverty.
<b>R8</b> Renewable and Low Carbon Energy Developments	0	0	0	0	+	0	0	0	0	0	This policy promotes renewable energy schemes in Aberdeen, and sets criteria to ensure that where there are no significant impacts resulting from development. Developments may have the potential to have negative impacts on water, soil, biodiversity, cultural heritage, landscape if not carefully sited, however there are provisions in the policy to ensure that there are no significant negative impacts. For larger schemes there will be a requirement for an EIA and combined there should be no negative impact on indicators. The will be positive benefits on climate as a result of reduced use of fossil fuels.
<b>SG</b> Low and Zero Carbon Buildings	0	'	'	'	+	'	'	+	0	+	Supplementary Guidance on Low and Zero Carbon Buildings provides more detailed advice on the provision of renewable technologies and sets increasing targets for the reduction of carbon emissions through the implementation of low and zero carbon technologies. The Supplementary Guidance does not promote new development or change the aim of the policy, but the increasing standards will have the same impacts as the Low and Zero Carbon Buildings Policy.

SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
<b>Natural Environment</b>											
<b>NE1</b> Greenspace Network	+	+	0	+	+	0	+	0	0	+	The policy aims to create a green network throughout and surrounding the urban area. It will have a positive affect on air quality due to the protection and enhancement of a green network both in terms of vegetation, particularly trees, absorbing CO2 and NO2 and removing particles, and the use of the network to facilitate modal shift to walking and cycling. Water impacts are likely to be positive as water bodies are usually within Green Space Network and should be protected and enhanced as part of the policy. Green Space Network will protect and enhance habitats, therefore having a positive affect on biodiversity. There will also be some positive impact on climatic factors through absorbing greenhouse gases and reducing some vulnerability to flooding. No significant impact on cultural heritage although may offer some opportunities to promote and protect cultural heritage assets. One of the intentions of the policy is to protect land that contributes to the landscape setting of the city and improvements to Green Space Network land may enhance the landscape further. The provision of Green Space Network close to where people live, offering opportunities for informal recreation and sustainable travel has positive impacts on human health.
<b>NE2</b> Green Belt	+	+	+	+	+	+	++	'	0	+	Identifies the green belt and protects it against inappropriate development. Policy would have a positive affect by preventing pollution in green belt areas, therefore contributing to a reduced vulnerability to climate change. The policy also protects the surrounding landscape and setting and providing open space provision for people which has consequent health benefits. Habitats are also protected. However the policy would restrict development in these areas, consequently reducing the amount of land available for material assets. Effects on the population are insignificant because green belt boundaries are adjusted in order to allow for the employment and housing requirements of the structure plan.
<b>NE3</b> Urban Green Space Policy	+	0	0	+	+	0	+	0	0	+	The purpose of the Urban Green Space Policy is to protect green space in the urban area. It may have some positive impact on air quality as green spaces can act as the 'green lungs' of urban areas, absorbing greenhouse gases and particles. The urban green space policy should have a positive affect on biodiversity as the green space it protects can often be important habitats for wildlife. The policy should have some positive impact on climate change as land protected as green space can help to reduce flooding, reduce or mitigate some CO2 emissions and provide habitats. The policy helps to protect the landscape setting of the city. Human health will be positively impacted on by this policy through providing facilities for active recreation as well as mental health benefits that are derived from green space.
<b>NE5</b> Trees and Woodland	++	+	+	+	+	0	+	0	0	+	The policy aims to protect and enhance Aberdeen's trees and woodlands with the aim of doubling the existing tree cover of the City. The policy would have a positive affect on the receptors by improving air quality in the city, helping to prevent soil disturbance and avert the likelihood of flooding. The policy also provides habitats for wildlife and provides open space which will positively impact on human health and the landscape.

SEA Topics / Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
<b>NE6</b> Flooding and Drainage	-/+	-/+	-/+	-/+	-/+	-/+	-/+	+	+	+	<p>This policy can have a direct significant positive affect on biodiversity, water and soil through the proper control of drainage and flooding. Water quality will be improved where runoff from new builds avoid water bodies. The provision of SUDS can also be beneficial to biodiversity in terms of reducing volume and rate of runoff and in design. This will also have indirect significant positive affects on air and climatic factors. These effects are likely to be medium to long term and both temporary and permanent. Direct significant negative affects will be seen on biodiversity, water and soil where flood defences are provided in areas where there are less than significant damaging affects on natural heritage. This is due to the development of hard infrastructures and the loss of natural flooding which is a natural environmental process within an ecosystem. This will also have an indirect significant negative affect on air and climatic factors as a result of negative impacts to biodiversity, soil and water. These effects are likely to be long term and permanent. As well as the indirect significant positive and negative affects to climatic factors as a result of impacts to biodiversity, there are likely to be direct significant positive affects to climatic factors given that the policy has to take account of climatic changes in terms of flood risk management. This, therefore, helps to deal with the negative impacts of storms, tidal surges and rising sea levels. This effect will be medium term and temporary. Cultural heritage can be protected through measures to address flooding, storms and sea level rises. This will have indirect significant positive affects. However, there is potential for flood defences to have direct significant negative affect on cultural heritage that is situated on or near such a site. These effects are likely to be long term and permanent. Landscapes may be protected from measures to address effects from flooding and could even be enhanced through sympathetic steps such as SUDS that benefit the natural environment and providing a scenic aspect for people. This would be indirect significant positive affects. However, measures such as flood defences could have a direct significant negative affect on the scenery and an area that is seen as a sense of place. This would be long term and permanent. Material assets such as buildings and other hard infrastructures would be protected from flooding and runoff. These significant positive affects would be direct, long term and permanent. This policy would have indirect significant positive affects on population through the provision of housing with infrastructure to address flood risk and drainage issues, plus, the protection of existing housing already occupied and associated infrastructure. These impacts will be long term and permanent. For human health, new development would be built in areas that would have low flood risk measures to address climactic factors and drainage issues. Negative issues such as smell and runoff in new builds will be addressed in this policy, and such measures which can enhance the natural heritage and open space available, will enhance the quality of life for the population. Mental wellbeing would also be enhanced where existing developments are protected from flooding and other climatic factors. These indirect significant positive affects are likely to be long term and permanent.</p>

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options <b>NE7 Coastal Planning</b>	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	+	-/+	<p>This policy aims to balance the need to identify sites suitable for development which will contribute to economic growth, with the need to avoid development at areas at risk of flooding or coastal erosion, or damaging the character of the coast which is important for natural heritage, open space, landscapes, culture and tourism. For sites identified as suitable for development, there will be a direct significant negative affect on biodiversity, water, soil and landscape. There will also be indirect significant negative affects on air and climatic factors. This will be long term and permanent. At the same time, sites identified as areas subject to significant constraints will have some protection from development which means that the policy will have some direct significant positive affects on biodiversity, water, soil and landscape. There will also be some indirect significant positive affects on air and climatic factors. These effects could be short to medium term and temporary as a result of other Council policies including further policies within this plan, plus, development directly adjacent to sites with constraints. There will be direct significant positive and negative affects on cultural heritage. This policy specifically mentions the importance of cultural heritage at the coast and these sites will be protected particularly in areas subject to significant constraints. However, some cultural heritage sites may have some direct significant negative affects as a result of development at or nearby such sites. There may be direct significant positive and negative affects on material assets. Material assets such as commercial or industrial buildings can be created in areas suitable for development. These effects will be long term and permanent. There may, however, be restrictions on the creation of material assets in areas subject to significant constraints. This effect may be short or medium term and temporary as a result of other policies. The effects on population are expected to be direct and indirect significant positive affects as a result of new development which will focus on economic growth, plus, protecting natural areas for natural heritage, open space, culture and tourism which will make the coast attractive for people to work and visit. The loss of biodiversity and associated negative affects on soil, water, air and climatic factors as a result of development will have an indirect significant negative affect on human health, however, economic growth as a result of development and tourism, plus, the protection of natural heritage, open space and cultural heritage will have an indirect significant positive affect on human health. These effects may be medium and long term, plus, permanent as a result of other policies. There will, however, be significant negative affects on any coastal site regardless of protection level where parts of the policy which allows development to occur if there are no other suitable sites and respects the environment, are exercised.</p>



SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
<b>NE8</b> Natural Heritage	-/+	-/+	-/+	-/+	-/+	-/+	-/+	-/+	?	-/+	This policy aims to have a positive affect on natural heritage through the protection of designated sites and protected species, the need for green networks, plus, consideration of the protection of the wider environment and the precautionary principle. Through the protection of natural heritage, this policy has a direct significant positive affect on biodiversity which in turn has a direct significant positive affect on water, soil and landscape. There are also indirect significant positive affects to air and climatic factors. The protection of natural heritage also has a good effect on people's physical and mental wellbeing and overall quality of life; this policy, therefore, has an indirect significant positive affect on human health. Cultural heritage sites located on designated sites can also be protected through this policy; there is an indirect positive affect on cultural heritage. However, these effects may be negative in areas where there is little or no protection; the level of significant positive affects decreases as the level of designation decreases from international to local with less protection to non-designated areas and non-priority species. There will also be a significant negative affect on any protected site regardless of protection level where the part of the policy which allows development to occur if there are no alternative solutions, overriding public interest, or public interest outweighs the adverse effects, is exercised. Development that occurs in less protected areas or where the policy overrides the environmental effects will have a significant direct and indirect negative affect which may be long term and permanent. While natural heritage can attract people to an area other factors may influence demographics, for example the economy. Therefore, the effects of this policy on the population are unknown. This effect is anticipated to be long term and permanent. The protection of natural heritage can enhance the desirability of material assets, but the protection of sites for natural heritage purposes may prevent the regeneration of material assets found on or near protected sites. The significant effects on material assets are, therefore, both positive and negative. The regeneration of material assets may be short term and temporary where there are protected species found and subsequent mitigation measures put in place.
<b>NE9</b> Access and Informal Recreation	0	0	0	+/-	+	+/-	0	0	0	+	The Access and Informal Recreation policy aims to protect and enhance opportunities for informal recreation, such as walking, cycling, horse riding and non-motorised water sports. The policy may have some positive impacts on biodiversity by enhancing access to nature, and therefore encouraging people to appreciate and care for it. The policy could also have some negative impacts on biodiversity as a result of disturbance by people, dogs or construction of paths. This should be avoided through proper planning and mitigation however. There could be some positive impacts on climate factors through achieving some modal shift by facilitating and promoting active and sustainable travel and an integrated transport system. Cultural heritage assets must be identified and taken into consideration in the construction of new paths, and could be promoted as part of the policy. The provision of access opportunities close to where people live has positive impacts on human health.
<b>NE4</b> Open Space Provision in Residential Development	0	0	0	+/-	+/-	+/-	0	+	0	+	The purpose of this policy is to provide minimum standards for the quantity, quality and accessibility of open space to be provided as part of new residential development. The provision of new open space could involve enhancement of habitats and therefore positive impacts on biodiversity although there may be some negative impacts on habitats in other situations. The policy may offer opportunities to protect and promote cultural heritage. There would be positive affects on material assets and human health through an increase in the number of sports pitches, playing fields, play spaces and opportunities for physical activity.
<b>SG</b> on Sustainable Urban Drainage Systems (SUDS)	0	++	+	++	++	0	+	0	0	0	Provides guidance on the provision and maintenance of SUDS. These are designed to capture and slow surface water run off which in turn prevents flash flooding. This will have positive impacts on issues such as water quality and climatic factors such as flood prevention. Soil erosion should also be reduced. The use of soft landscaping and ponds could also have positive impacts on biodiversity and the landscape.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
<b>SG</b> on Drainage Impact Assessments	0	++	+	++	++	0	+	0	0	0	The impacts of this supplementary guidance are likely to be similar to those of the guidance on SUDS which is why the scores are the same
<b>SG</b> Open Space	0	0	0	+/-	+/-	+/-	0	+	0	+	An SEA is being carried out on the Open Space Strategy and this will be used to inform this supplementary guidance on open space. The purpose of this policy is to provide minimum standards for the quantity, quality and accessibility of open space to be provided as part of new residential development. The provision of new open space could involve enhancement of habitats and therefore positive impacts on biodiversity although there may be some negative impacts on habitats in other situations. The policy may offer opportunities to protect and promote cultural heritage. There would be positive affects on material assets and human health through an increase in the number of sports pitches, playing fields, play spaces and opportunities for physical activity.
<b>SG</b> Protecting Trees and Woodland	++	+	+	+	+	0	+	0	0	+	The policy aims to protect and enhance Aberdeen's trees and woodlands with the aim of doubling the existing tree cover of the City. The policy would have a positive affect on the receptors by improving air quality in the city, helping to prevent soil disturbance and avert the likelihood of flooding. The policy also provides habitats for wildlife and provides open space which will positively impact on human health and the landscape.
<b>SG</b> Natural Heritage	+	+	+	+	+	0	+	0	0	+	This Supplementary Guidance (SG) supports the Natural Heritage policy NE7 by providing further general information on natural heritage topics that are relevant to the policy. The SG provides an indirect significant positive affect on biodiversity, air, water, soil, climatic factors, landscape and human health through the description of the legislation that has been designed to protect designated sites and protected species, plus the wider natural environment. Included are an explanation of the 'precautionary principle' and a list of the priority sites and species found within Aberdeen City which also has an indirect significant positive affect on biodiversity, air, water, soil, climatic factors, landscape and human health. Given that this is guidance to support a policy, this SG has no significant effects on cultural heritage, material assets or population. The guidance could change based on updated legislation, policy etc, therefore, all effects are anticipated to be short to medium term to temporary.
<b>SG</b> Buffer Strips	+	+	+	+	+	+	+	+	0	+	This Supplementary Guidance (SG) supports the Natural Heritage policy NE7 by providing specific guidance on buffer strips around all water bodies. This SG has direct significant positive affects on water, soil and biodiversity, as buffer strips provide a natural protection from development on all water bodies. There may also be direct significant positive affects on cultural heritage and material assets that could be protected from unnatural flooding through the implementation of buffer strips. Landscape could also be enhanced through the implementation of natural buffer strips. There will also be indirect significant positive affects on air, climatic factors, and human health. It is anticipated that there will no significant effects on population. The effects may last the time the associated policy is in existence and possibly beyond, therefore, all effects are anticipated to be medium to long term and temporary to permanent.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
Policy Options											
<b>SG Bats and Development</b>	+	+	+	+	+	+	+	-/+	0	+	This Supplementary Guidance (SG) supports the Natural Heritage policy NE7 by providing specific guidance on bats when dealing with a planning application. This SG has direct significant positive affects on biodiversity. Given that bats are part of a wider ecosystem, there may also be indirect significant positive affects on air, water, soil, and climatic factors, plus, human health. There may be direct significant positive affects on cultural heritage and landscape – the protection of bats may indirectly protect cultural heritage sites where bats may exist plus existing landscapes from new development. Like cultural heritage, some material assets may indirectly receive protection (indirect significant positive affects) through the direct protection of bats that exist in such material assets. However, the presence of bats may stop development in some material assets resulting in indirect significant negative affects. There is clear legislation to protect bats, however, there may be overriding reasons for development to progress, therefore, and the effects are anticipated to be short, medium and long term, plus, temporary and permanent.
<b>Transport and Accessibility</b>											
<b>T1 Land For Transport</b>	+/-	'	'	'	+/-	0	'	++	++	+	This policy identifies land that is safeguarded for existing and future transport proposals. This policy protects these areas of land from any development that is unacceptable. The sites safeguarded are identified in the policy and are also assessed cumulatively here. These are large transport proposals which are likely to contribute to an increase in traffic in some cases but also a reduction in congestion, which is why there are likely to be positive and negative impacts on climate change and air quality. These large development projects are likely to have negative impacts on water, soil and biodiversity. They will be highly visible from nearby areas and by the users of them – hence the negative landscape impact. This policy has a significant positive affect as it safeguards land for future uses such as Park & Ride sites, which are material assets for the City and which enable the use of sustainable modes of travel. This in turn will help to support a thriving economy and population as a whole. New schemes are likely to be designed with the latest safety standards in mind and positively impact in health.
<b>T2 Managing the Transport Impact of Development</b>	+	0	0	0	+	0	0	0	0	+	Provides the policy framework for minimising the impact of development on the transport network and encouraging sustainable and active travel as viable alternatives to the car. Sets requirements for Travel Plans and Transport Assessments as well as maximum car parking standards. This policy has a positive affect on air, climatic factors and human health by promoting walking and cycling and sustainable public transport over car/other motorised vehicle use, a reduction in motorised vehicle use leads to less congestion and improved local air quality. This policy also sets requirements for mitigation measures that must be carried out by developers to minimise any adverse impacts on the traffic network.
<b>SG Transport and Accessibility Standards for Accessibility and Public Transport Services</b>	+	0	0	0	+	0	0	0	0	+	Sets requirements for the minimum distances to services and facilities from new developments. The ability to access key services and facilities directly affects quality of life and is a major contributor to social inclusion. This policy ensures that new and existing communities can access services, facilities and jobs by walking, cycling and public transport. This policy has a positive impact on air and climatic factors through the promotion of walking and cycling over car/other motorised vehicle use, a reduction in motorised vehicle use leads to less congestion and improved local air quality.
<b>SG Transport and Accessibility Access and Permeability</b>	+	0	0	0	+	0	0	0	0	+	This policy sets requirements for new development to protect or enhance existing access rights including core paths, rights of way and paths within the wider network. This policy has a positive affect on air, climatic factors and human health by promoting walking and cycling and sustainable public transport over car/other motorised vehicle use, a reduction in motorised vehicle use leads to less congestion and improved local air quality. This policy also encourages active travel within communities helping to tackle obesity and improve human health.

SEA Topics	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
<b>Policy Options</b>											
<b>SG Transport and Accessibility Guidelines and Specifications</b>	0	0	0	0	0	0	0	+	+	+	This guidance will set the appropriate design standards for roads and streets, and will positively affect the road and street patterns to allow people to move around the city effectively. It will provide pedestrian priority in more residential areas and will positively impact on population, material assets and human health. The guidance does not promote development and all other indicators are neutral.
<b>SG Transport and Accessibility Transport Assessments</b>	+	0	0	0	+	0	0	0	0	+	This policy requires that all significant traffic generating developments must submit a Transport Assessment (TA) when planning permission is requested. This policy has a positive affect on air quality and climate change as TA's promote transport choice over car-dependency. TAs also have a positive affect on human health by promoting other transport choices such as walking and cycling.
<b>SG Transport and Accessibility Travel Plans</b>	+	0	0	0	+	0	0	0	0	+	This policy requires that all proposals for development over a certain threshold submit a Travel Plan when planning permission is requested. This policy has a positive affect on air quality and climate change as Travel Plans promote transport choice over car-dependency. Travel Plans also have a positive affect on human health by promoting other more active transport choices such as walking and cycling.
<b>SG Transport and Accessibility Parking</b>	+	0	0	0	+	0	0	0	0	+	This policy sets out ACC's maximum car parking standards for across the city as well as setting out guidelines on low or no car housing and car clubs. This policy has a positive affect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive affect on human health by promoting other transport choices such as walking and cycling.
<b>SG Transport and Accessibility Driveways Guide</b>	0	0	0	0	0	0	0	+	0	0	This policy requires that all applications for new driveways and parking within gardens conform to ACC's requirements. This policy restricts the amount of new driveways and car parking in front gardens to those that ACC's sees as suitable. This has a positive affect on road maintenance as roads with fewer driveways are more viable.
<b>SG Transport and Accessibility Automatic Teller Machines</b>	0	0	0	0	0	0	0	+	0	+	This policy ensures that new ATM's (cash machines) are sited in suitable locations that do not obstruct pedestrian movements or lead to road safety problems. This policy has a positive affect on material assets and human health as it helps to ensure that new ATM's are provided for people across the city in safe and appropriate locations.
<b>Air Quality</b>											
<b>AQ1 Air Quality</b>	+	0	0	0	+	0	0	0	0	+	Resists proposals that result in deterioration in air quality unless appropriate mitigation measures are implemented. Also sets out criteria for when Air Quality Assessments will be required to be provided through the planning application process. This policy has a positive impact on air quality as its main aim is to enhance the existing air quality situation across the city and within the three declared Air Quality Management Areas (AQMAs). This policy also has a positive impact on climatic factors and human health through the promotion of improved air quality across the city.

SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
<b>SG Air Quality</b>	++	0	0	0	+	0	0	0	0	+	Sets out criteria for when Air Quality Assessments will be required to be provided through the planning application process. This policy has a positive impact on air quality as its main aim is to enhance the existing air quality situation across the city and within the three declared Air Quality Management Areas (AQMAs). This policy also has a positive impact on climatic factors and human health through the promotion of improved air quality across the city.
<b>Business and Industrial Development</b>											
<b>B11 Business and Industrial Land</b>	:	:	:	:	:	+ + / -	:	++	++	++	This policy identifies areas of business and industrial land and supports the development of these sites for this use. It also safeguards them against development of other uses. This policy has a positive affect on material assets as it promotes and safeguards areas of employment. Development is likely to increase traffic into the built up area and impact negatively on air quality and specifically on Air Quality Management Areas. Development is likely to have short-term adverse effects soil through soil erosion, desegregation, compaction and pollution during construction phases. Development could potentially have short-term negative impacts on water through a change in water table, stream flows, site water budgets, localised flooding, silt deposition and water-borne pollution. Inevitably, some localised impacts on watercourses would occur due to the development. Greenfield development is likely to impact negatively on biodiversity through the loss of habitats, habitat fragmentation or disturbance to species that use the site as a habitat. The scale of development that could be accommodated on sites could have a negative impact on climate due to increased use of resources and increased emissions. Development would impact positively on population and material assets, in the provision of employment sites and jobs to support the economy. Greenfield development is likely to have a negative impact on landscape. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places. Depending on implementation strategies, employment development proposed on greenfield sites could positively or adversely affect the built features, their context, pattern of past historic use, and associations of the historic environment, which encompasses built heritage features (ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, parks, gardens and designed landscapes, as well as marine heritage) and the context or setting in which they sit, and the patterns of past use, in landscapes and within the soil, and also in our towns, villages and streets. The planning and design of developments, which conforms, substantially to the City's existing design, layout, material and quality is likely to have long-term positive affects. But new developments that deviate from existing designs could adversely affect the setting of historic settlements in the long-term. New employment development provides the scope for creation of fixed assets, the use of natural and material assets, promoting waste minimisation, recycling and composting.
<b>B12 Specialist Employment Area</b>	:	:	:	:	:	+ + / -	:	++	++	++	This policy identifies areas of specialist employment and safeguards them against development of other uses. This policy is likely to have similar impacts to policy B11.

SEA Topics Policy Options	Air	Water	Soil	Biodiversity	Climatic Factors	Cultural Heritage	Landscape	Material Assets	Population	Human health	Comment
<b>BI3</b> West End Office Area	+/-	-	+/-	0	-	+ +/ -	+/-	+	+	+	This policy identifies the West End Office Area and favours change of use to office purposes and residential use in this area. Further employment development in this location is likely to increase traffic in a built up area and impact negatively on air quality and specifically on the Anderson Drive Air Quality Management Area, but location of brownfield opportunities are close to existing services and facilities and promotes walking and cycling. New development on undeveloped sites may have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases, but development will be required to remediate any contaminated land. Development could potentially have short-term negative impacts on water through a change in water table, stream flows, site water budgets, localised flooding, silt deposition and water-borne pollution. Inevitably, some localised impacts on watercourses would occur due to the development. This policy supports development of offices in a built up area and the impact on biodiversity will be neutral. Developments in this area may have a negative impact on climate due to increased use of resources and increased emissions. Development will provide business and housing to support the population and economy and will have positive affects on population and material assets. Any residential development is likely to have long-term positive affects on human health. Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no access to housing now gaining access to housing. Since new homes are more energy efficient than the existing stock; they reduce running costs and assist in decreasing fuel poverty. While development of brownfield site has a scope for enhancement of landscapes, development may also restrict some views. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places. Depending on implementation strategies, development in this conservation area could positively or adversely affect the built features, their context, pattern of past historic use, and associations of the historic environment. The planning and design of developments, which conforms, substantially to the City's existing design, layout, material and quality is likely to have long-term positive affects. But new developments that deviate from existing designs could adversely affect the setting of historic settlements in the long-term. New development provides the scope for creation of fixed assets, the use of natural and material assets, promoting waste minimisation, recycling and composting.
<b>BI4</b> Aberdeen Airport and Aberdeen Harbour	0	0	0	0	0	0	0	+	0	+	Identifies Public Safety Zones around Aberdeen Airport. Policy favours development within the operational land of the Airport and Harbour that has associated uses with the airport and harbour. This policy has a positive affect on Aberdeen's material assets as it protects the Airport and the Harbour from inappropriate development. This policy protects health by setting out a public safety zone around the Airport.
<b>BI5</b> Pipelines and Controls of Major Accident Hazards	0	0	0	0	0	0	0	0	0	+	This policy states that ACC will take full account of advice from the Health and Safety Executive when determining all applications for development within consultation distances of hazardous installations. This policy has a positive affect by ensuring that no development takes place that will be likely to negatively impact on human health.
Key: + positive, - negative, 0 = neutral =? = uncertain											

Appendix 8 Supplementary Guidance Preferred Options				
Policy	Topic	Score	Comments	Mitigation/Enhancement
<b>DESIGN - Landscape and Townscape</b>				
<b>Windows and Doors</b>				
SG sets out high level principles which prioritise the repair and retention of doors and windows, followed by reinstatement and replacement where appropriate. Also describes how technical details should be treated.				
	Biodiversity	0	SG will not have any impacts on biodiversity.	
	Air	0	SG will not have any impacts on air.	
	Climatic Factors	+	Repair and replacement of windows and doors may lead to a more air-tight structure, increasing energy efficiency and potentially reducing energy consumption. SG promotes the principle of repair over replace, thereby saving the existing embodied energy and potentially reducing the energy consumption required in making new windows and doors. Therefore has the potential to have a positive impact on climate depending on the nature of proposals.	
	Soil	0	SG will not have any impacts on soil.	
	Water	0	SG will not have any impacts on water.	
	Landscape	0	SG will not have any impacts on landscape.	
	Population	0	SG will not have any effect on population.	
	Human Health	0	SG will not have any effect on human health.	
	Cultural Heritage	++	SG will have a significant positive impact on cultural heritage. SG promotes the repair over replace principle, thereby helping to retain original historic fabric, detailing and craftsmanship. When replacement is appropriate, the SG outlines expected high standards for the replacement, to ensure the building is respected and enhanced.	
	Material Assets	+	SG will have a positive impact on material assets across the city, by promoting the principle of good design in the repair and replacement of windows and doors.	
<b>Shopfronts and Signs</b>				
SG provides guidance on the repair and replacement of historic, existing and new shopfronts and signage, in terms of materials, design and security.				
	Biodiversity	0	SG will not have any impacts on biodiversity.	
	Air	0	SG will not have any impact on air.	
	Climatic Factors	0	SG will not have any impact on climate.	
	Soil	0	SG will not have any impact on soil.	
	Water	0	SG will not have any impacts on water.	
	Landscape	0	SG will not have any impacts on landscape.	
	Population	0	SG will not have any impact on population.	
	Human Health	0	SG will not have any impact on human health.	
	Cultural Heritage	++	SG will have a significant positive impact on cultural heritage. SG promotes the repair over replace principle, thereby retaining historic fabric, detailing and craftsmanship. Where replacement is appropriate, criteria is given, and SG outlines expected high standards for the replacements.	
	Material Assets	+	SG will have a positive impact on material assets, as it promotes the principle of good design in replacement shop fronts and signs, as well as those for proposed new developments.	
<b>Big Buildings</b>				
SG covers the key factors to be considered for new big (tall/bulky) buildings, including location, site, context, visual impact, uses, and environmental issues.				

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Biodiversity	0	The SG states that the most appropriate location for big buildings is within the City Centre; meaning they are likely to be on brownfield sites. Therefore, impact on biodiversity is likely to be insignificant.	
	Air	+/-	SG will have some mixed impacts on air. Development of big buildings would result in the release of particulate matter in the construction of the new development, as well as the demolition or doughtaking of any existing building. Big buildings may also produce an increase in traffic generation, yet the SG encourages their location in the City Centre close to transport hubs, which should minimise the number of private car trips generated.	
	Climatic Factors	-/+	Concentrating a large number of people at a high density will result in less land take and a positive impact on greenhouses gases. Big buildings are likely to be located in the city centre therefore close to transport hubs, it is expected the location of the big buildings will result in an increase in sustainable and active travel. A big building will consume more energy than smaller buildings. This can be mitigated by the design, materials and use of low and zero carbon technology. Therefore the overall impact on energy consumption is uncertain due to these variables, but likely to be mixed.	
	Soil	--	SG will have a significant negative impact on soil sealing and compaction. Big buildings require large underground infrastructure. There may be the release of substances during construction, cleaning and redevelopment. A big building will also result in an increase in the volume of waste being produced.	Apply LDP policies on waste management and minimisation; requirement for Construction Environmental Management Plans
	Water	--	SG will have a significant negative impact on water. Big buildings will require to abstract water during construction and for the servicing of the development. The construction may release water-borne pollutants into the watercourses, and the new development will increase the amount of water run-off.	Policies on water-saving technologies; SuDS; CEMPs
	Landscape	+	SG will have a significant impact on landscape and views of the city. However well detailed, well placed big buildings as encouraged by the SG will add detail and interest to the city skyline, therefore overall this SG will have a positive impact.	
	Population	0	SG will not have any impacts on population.	
	Human Health	0	SG will not have any impacts on human health.	
	Cultural Heritage	+/-	SG will have a significant long-term impact on cultural heritage, which have the potential to be mixed. The correct placement, detailing and design of a big building will have a positive impact on the city and its skyline, adding detail and interest. The development of a big building may mean the removal, or adaptation of an existing building. Big buildings will have a significant impact on landscape setting, again if these are located well and designed well, they can add interest to the city's landscape.	
	Material Assets	+	SG will promote good design, and will add to the housing and employment mix within the city. The SG will promote multi-functional uses, with day and night economies. SG will promote big buildings to be sustainable in their design, and to use renewable technology within the building. Big buildings in city centre locations are accessible by a range of sustainable transport modes.	

**Stone Cleaning**

SG provides criteria on when the cleaning of listed buildings or buildings in conservation areas will be permitted.

	Biodiversity	0	SG will not have any impacts on biodiversity.	
	Air	0	SG will not have any impact on air.	
	Climatic Factors	0	SG will not have any impact on climate.	
	Soil	0	SG will not have any impact on soil.	
	Water	0/-	SG unlikely to have any significant impacts on water. Some stone cleaning methods require water to be used to dilute substances and wash off residue, but not in significant quantities.	
	Landscape	0	SG will not have any impacts on landscape	
	Population	0	SG will not have any impact on population	



Policy	Topic	Score	Comments	Mitigation/Enhancement
	Human Health	0	SG will not have any impact on human health.	
	Cultural Heritage	+	SG will have a long term positive impact on cultural heritage. In certain circumstances, stone cleaning which is likely to enhance cultural heritage; SG outlines criteria where stone cleaning may be considered acceptable whilst outlining the risks involved. SG promotes the principle of damage limitation.	
	Material Assets	+	SG will have a long-term positive impact on material assets, by promoting the protection and enhancement of Aberdeen's buildings.	

**Temporary Buildings**

SG provides criteria on when permission for portable and demountable buildings will be granted, and the appropriate length for the permission.

	Biodiversity	0	SG will not have any impacts on biodiversity.	
	Air	0	SG will not have any impact on air.	
	Climatic Factors	0	SG will not have any impact on climate.	
	Soil	0	There may be a short-term impact on soil compaction and sealing, and a short-term increase in waste production, depending on the use of the building. However these will only be short-term and will not be significant.	
	Water	0/-	There may be a short-term impact on water abstraction, depending on the use of the building. There will also be a short-term increase in surface water run-off. However these will only be short term and unlikely to be long term or significant.	
	Landscape	0/+	SG states placement of temporary building must avoid damage to the visual amenity and landscape amenity of the site. However because the buildings are temporary the impact is unlikely to be long-term or significant.	
	Population	0/+	SG supports the principle temporary accommodation for workers is required for specific infrastructure projects, which will help to support and facilitate infrastructure provision and economic growth, in the short term in association with particular projects.	
	Human Health	0	SG will not have any impacts on human health.	
	Cultural Heritage	0/+	SG states that placement of temporary buildings must avoid damage to visual and landscape amenity; this includes the site and setting of cultural heritage features. However impact of temporary buildings will only be short-term and therefore not significant in either direction.	
	Material Assets	0/-	SG will not have any significant impact on material assets.	

**Landscape**

Guidance on the appropriate use of hard and soft landscaping schemes, to enhance new development in both the layout and design and details.

	Biodiversity	++	There will be a long term positive impact from the policy as it actively promotes biodiversity and conserves, enhances or restores existing landscape features, and encourages new landscapes where none exist. Likely to have a direct positive impact on habitat connectivity through the requirement for strategic landscape frameworks for new developments.	
	Air	+	There is likely to be indirect positive effects of this policy on air because soft landscaping can help to absorb CO2 and other airborne pollutants.	
	Climatic Factors	+	There is likely to be an indirect positive effect of this policy, because soft landscaping can be strategically located to help mitigate flood risk. Soft landscaping can also help to absorb CO2 and other greenhouse gases.	
	Soil	+/-	There may be an indirect positive impact from the landscape SG due to the creation of, or restoration of landscape features, which may result in contamination being remediated. New hard landscaping may have a long-term negative impact on soil due to compaction and soil sealing.	
	Water	+	SG will have indirect, long-term positive impacts on water, as soft landscape features are expected to be conserved, enhanced, restored or constructed. The use of soft landscaping can help improve water quality through natural filtration, and act as a barrier to flooding.	

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Landscape	++	SG will have a significant long-term positive impact on landscape. The SG outlines that development must have a strong landscape framework, and development must be informed by existing landscape features, and that these are to be conserved, enhanced, restored and created. Policy takes a proactive approach to ensuring that there is appropriate hard and soft landscaping.	
	Population	0	SG is unlikely to have any impact on population.	
	Human Health	+	SG will have direct positive effects on human health, through the provision of landscaping; the impacts of such open and green spaces can have a positive impact on people's physical and psychological health and quality of life.	
	Cultural Heritage	+	Where present, landscaping can have a positive impact by protecting and conserving the setting of build and cultural heritage features through a sensitive landscape scheme.	
	Material Assets	+	SG will have an indirect positive impact on material assets by ensuring existing built and natural features are incorporated into site plans, and for the conservation, enhancement, restoration and creation of new landscapes, thereby ensuring a pleasant and welcoming environment in which to live, work and invest.	

**Energetica Design Guide**

The design guide provides criteria which developments in the Energetica corridor from Aberdeen to Peterhead must meet, relating to standards of design and environmental sustainability.

	Biodiversity	+	SG will have a long term positive impact on biodiversity, by promoting the highest levels of environmental sustainability for new developments in the Energetica Corridor. Developments must also demonstrate a commitment to open space and landscaping which can provide habitats and biodiversity improvements.	
	Air	0	SG is not likely to have any impact on air.	
	Climatic Factors	+	SG is likely to have a long term positive impact on climatic factors, because it requires energy performance to be carefully considered in the design process; resulting in buildings with exemplary energy performance which will reduce resource consumption and greenhouse gas emissions.	
	Soil	0	SG unlikely to have any significant impact on soil.	
	Water	+	SG is likely to have a long term positive impact on water, because the SG promotes the pursuit of the highest levels of environmental sustainability. Although it is not specified, it is likely that this might include water efficiency.	
	Landscape	+	SG will have a long term positive impact on the landscape setting and streetscape of the new development. Development must demonstrate a commitment to the provision of high quality landscaping contributing to a unified sense of place within the Framework area.	
	Population	+	SG will have a long term significant impact on population. SG aims to promote and attract new world class development to the Energetica corridor, enhancing employment opportunities for the whole of Aberdeen.	
	Human Health	+	SG has the potential to have long term positive impacts for human health, by promoting the implementation of open space requirements that emphasise the aspiration for active lifestyles for those working within the area.	
	Cultural Heritage	0	SG will not have any impact on cultural heritage.	
	Material Assets	+	SG supports development of the highest levels of economic, social and environmental sustainability, providing a stock of very high quality new built material assets for Aberdeen.	

**DESIGN - Modifications to Existing Buildings and Curtilages****Householder Development Guide**

Sets general principles for all householder developments, as well as guidelines in relation to specific types of development, with the aim of ensuring that development does not affect the amenity of neighbours or erode the character and appearance of our areas.

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Biodiversity	0/+	In most cases, SG will have no significant impact on biodiversity. A section within the SG does discuss change of use of amenity ground into private residential ground, setting criteria for the instances when this would be deemed acceptable, although this would be unlikely to have a significant impact. SG supports the retention of amenity spaces as they provide wildlife habitat, which would have a positive benefit.	
	Air	0/-	SG would have a short term negative impact on air quality in some instances. SG outlines acceptable criteria for the development of extensions, driveways, dormer windows and rooflights. During the construction of these, particulates may be released into the environment. However SG restricts the size of developments limiting the potential negative impact.	
	Climatic Factors	0	SG will have no impact on climatic factors.	
	Soil	-/+	SG may have a long-term, but localised, negative impact on soil compaction through the support of extensions to dwellings. The extensions are limited in size, and plot coverage; therefore there may also be a positive impact as a result of the SG. Development may result in the release of substances during construction that could potentially contaminate the soil. Overall effects will be mixed.	
	Water	-/0	SG would have short term negative impacts on water as a result of the onstruction of extensions or other additions. No significant long term impacts are expected.	
	Landscape	+	SG will have a long term positive impact on landscape setting of residential areas and streetscapes. SG provides strict criteria where change of use from amenity space to garden space would be deemed acceptable.	
	Population	+	SG will have a minor and indirect but long term impact on population. Additions and extensions to premises may provide additional living accommodation within households, which in some cases may support an ageing population.	
	Human Health	0	SG will have no impact on human health.	
	Cultural Heritage	++	SG will have a significant long-term positive impact on cultural heritage. SG outlines acceptable criteria for the development of extensions, driveways, dormer windows and rooflights, ensuring these are acceptable for the building and setting.	
	Material Assets	0	SG will have no impact on material assets.	
<b>Sub-Division and Re-Development of Residential Curtilages</b>				
Development guidelines covering built form and townscape, design, materials, amenity, privacy and daylight, to ensure this type of development does not erode the amenity of neighbours or the character and appearance of our areas.				
	Biodiversity	0	SG will have no impact on biodiversity.	
	Air	0/-	SG restricts curtilage split development, unless a number of criteria are satisfied. There will be no long term significant impact on air. A small impact may be present if a curtilage split is acceptable, as a premises will be built on garden ground with the temporary release of particulate matter in constructing new development.	
	Climatic Factors	0	SG will have no impact on climatic factors.	
	Soil	0/-	SG will have some localised negative impacts on soil. A small impact may be present if a curtilage split is acceptable, as a premises will be built on garden ground thereby compacting soil.	
	Water	0/-	SG will have some small impacts on water in some cases. A small impact may be present if a curtilage split is acceptable, as there may be a need to abstract water during the construction process.	
	Landscape	0	SG will have no impact on landscape.	
	Population	0	SG will no significant impact on population. There may be some minor short term positive impact of a curtilage split if further housing is added to the housing mix and numbers.	
	Human Health	0	SG will have no impact on human health.	

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Cultural Heritage	++	SG will have a significant impact on cultural heritage. SG protects the built form of streetscapes, and ensures there is no negative impact from development on cultural heritage.	
	Material Assets	0	SG will have no impact on material assets.	
<b>Conversion of Buildings in the Countryside</b>				
SG provides high-level design principles for the conversion of traditional agricultural buildings and steadings, in relation to both internal and external alterations, to ensure high standards of design.				
	Biodiversity	0/-	SG may have a some negative impacts on biodiversity, but these are likely to be limited given that the SG concerns conversion and not brand new development. SG provides criteria that developments have to adhere to regarding redevelopment or conversion. If a protected species is present on the site, mitigation measures will have to be ensured if the conversion is to be acceptable.	
	Air	0/-	SG may have a short-term impact on air, if particulate matter is released during construction work.	
	Climatic Factors	0	SG will have no impact on climatic factors.	
	Soil	0/-	SG may have a small negative impact on soil compaction, even if the conversion/redevelopment meets the criteria of the SG, in cases where any additional land is developed or affected.	
	Water	0/-	SG may have a small negative impact on water if the conversion/redevelopment meets the criteria of the SG, owing to increased water use from new habitation.	
	Landscape	+	In some cases SG will have a positive landscape, removing local eye-sores and contributing high quality sympathetic redevelopment to the countryside.	
	Population	+	There is likely to be a positive impact as the redevelopment/conversion may provide accommodation to meet the needs of the local population, contributing to greater housing choice.	
	Human Health	0	SG will have no impact on human health.	
	Cultural Heritage	++	SG will have a long term significant positive impact on cultural heritage. SG protects the historic environment and sets criteria to ensure any redevelopment/conversion does not negatively impact on historic assets.	
	Material Assets	+	SG will have a long term positive impact on material assets. SG promotes good design, ensuring redevelopment/conversion is suitable for the premises and surrounding area.	
<b>City Centre Masterplan and Delivery Programme</b>				
This SG is subject to separate SEA.				
<b>BUSINESS</b>				
<b>Harmony of Uses Supplementary Guidance</b>				
SG provides additional guidance on ensuring a harmony of uses within mixed use areas. Covers developments that raise amenity issues, over-concentration of these uses, protection of residential amenity, waste and litter, odour and cooking smells, road safety issues and street cafes.				
	Biodiversity	0	SG will not have any impacts on biodiversity. SG relates to the use class of developments, ensuring harmony between these in an area. Does not relate directly to physical development itself.	
	Air	0	SG will not have any impact on air.	
	Climatic Factors	0	SG will not have any impact on climate.	
	Soil	0	SG will not have any impact on soil.	
	Water	0	SG will not have any impact on water.	
	Landscape	0	SG will not have any impact on landscape.	

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Population	+	SG will have a positive impact on population, by helping to protect the viability and operation of existing businesses in the City Centre, and other mixed use centres, promoting the economy and range of goods and services available. SG also explicitly encourages proposals which would bring into use vacant or under-used upper floors. Retail centres are given protection from uses that would detract from the primary retail function.	
	Human Health	++	SG will have a significant positive impact on human health, particularly by safeguarding a satisfactory residential environment and level of amenity for people living and working in mixed use areas. SG also ensures that litter and waste, which might compromise health, should be appropriately dealt with.	
	Cultural Heritage	+	SG includes some guidance that will positively effect cultural heritage, in terms of the criteria for external flues, which states that colour coated flues should complement the existing building materials. Proposals for flues in conservation areas or listed buildings will be subject to greater scrutiny.	
	Material Assets	0	SG will not have any impact on material assets.	
<b>Hierarchy of Centres</b>				
SG directs development to the most appropriate location, but does not apply to the physical development of the building.				
	Biodiversity	+	By encouraging significant footfall generating development to be located within a designated centre, policy protects habitats and greenfield sites outwith of designated centres or on the edge of the city from development.	
	Air	-/+	Likely to increase traffic into the City Centre and therefore will have a negative impact there; however in general, by clustering footfall generating uses together in designated centres, there will be reduced car trips and more opportunities for public transport.	
	Climatic Factors	++/-	Encouraging development in designated centres will help to reduce congestion and emission of greenhouse gases because of its accessibility and proximity to major public transport hubs which will have a significant positive impact. The topography of some centres, including the City Centre are liable to flooding for example around the Denburn area.	
	Soil	-	Development will be on brownfield sites, so there is likely to be little negative impact through soil sealing, compaction and erosion. Likely effect on waste depends on Council's waste policies. If Council improves its recycling targets this impact will be positive. If not the impact will be negative.	
	Water	-	New development in existing centres is likely to increase demand for water abstraction, however the impact will not be as significant because there is generally limited space in existing centres to increase floorspace substantially. Unlikely to impact on run-off, water borne pollution or watercourses.	
	Landscape	+/-	SG will have a positive effect in reducing urban sprawl by encouraging major developments to locate in existing centres. Impact on landscape setting will be dependent on the design and scale of proposed developments.	
	Population	+	The policy will attract people of all diversities and ages into existing centres to visit the shops and cafes, providing retail opportunities for the population in convenient locations.	
	Human Health	0	SG will not have an impact on human health.	
	Cultural Heritage	-/+	Impact on cultural heritage and historic environment is dependent on design. In general, the policy is likely to help conserve and enhance historic buildings and conservation areas by encouraging the reuse of historic buildings.	
	Material Assets	++	In general new development in existing centres will provide scope for the creation of new assets and this is likely to have a significant positive effect on material assets.	
<b>Serviced Apartments</b>				
SG provides guidance on the planning issues associated with proposals for Serviced Apartments, including amenity, accessibility, servicing and the requirement for planning obligations.				
	Biodiversity	0	SG will have no impact on biodiversity.	

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Air	+	SG will have a small positive impact on air. The city centre is the preferred location for serviced apartments; where there is close proximity to public services, helping to reduce car trips and air pollutants. Users of serviced apartments are also more likely to be reliant on public transport, thereby minimising the traffic generated by these developments.	
	Climatic Factors	+	SG will have a small positive impact on climate. The city centre is the preferred location for serviced apartments; where there is close proximity to public services, helping to reduce car trips and greenhouse gas emissions. Users of serviced apartments are also more likely to be reliant on public transport, thereby minimising the traffic generated by these developments.	
	Soil	0	SG will have no impact on soil.	
	Water	0	SG will have no impact on water.	
	Landscape	0	SG will have no impact on landscape.	
	Population	+	SG will have a long-term positive impact on population. SG will help to ensure appropriate provision for the accommodation needs of Aberdeen's transient population who are working or visiting Aberdeen, supporting economic growth in the city.	
	Human Health	0	SG will have no impact on human health.	
	Cultural Heritage	+	SG may have a long-term positive impact on cultural heritage; serviced apartment developments may bring back into use vacant upper and basement floors within the city centre, and vacant premises outwith the city centre, improving the care and maintenance of these buildings.	
	Material Assets	0	By supporting the appropriate provision of serviced apartments, this SG will contribute to providing a range of accommodation facilities for workers and visitors to Aberdeen.	
<b>Union Street Frontages</b>				
SG promotes a mix of uses towards the west end of Union Street, so long as the proposal retains a public ground floor frontage and/or puts the whole building into use.				
	Biodiversity	0	SG will have no impact on biodiversity.	
	Air	0	SG will have no impact on air.	
	Climatic Factors	0	SG will have no impact on climatic factors.	
	Soil	0	SG will have no impact on soil.	
	Water	0	SG will have no impact on water.	
	Landscape	0	SG will have no impact on landscape.	
	Population	++	SG will have a long term significant impact on population as it ensures a mix of retail, service and commercial proposals are located on Union Street, thereby supporting the provision of these services to the whole city.	
	Human Health	0	SG will have no impact on human health.	
	Cultural Heritage	+/-	Encouraging a mix of uses will have both a positive and negative impact on cultural heritage, as some historic features may be enhanced but others may be lost, for example historic shop fronts or internal features as units are redeveloped for other uses. However the impact should not be significant if other policies on design and the historic environment are applied.	
	Material Assets	++	SG will have a long term positive impact on material assets. SG directs retail, commercial and service proposals to the most appropriate location, thereby supporting the delivery of services to the whole city.	
<b>Children's Nurseries</b>				
SG sets out criteria for children's nurseries within residential areas and non-residential areas, as well as childminding services.				
	Biodiversity	0	SG will not have any impact on biodiversity.	
	Air	0	SG will not have any impact on air.	

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Climatic Factors	0	SG will not have any impact on climate.	
	Soil	0	SG will not have any impact on soil.	
	Water	0	SG will not have any impact on water.	
	Landscape	0	SG will not have any impact on landscape.	
	Population	+	SG will have a long term positive impact on population as it supports the development of children's nurseries in the most appropriate locations; thereby providing facilities to the population, while ensuring existing residential amenity or the operation of other businesses is not harmed.	
	Human Health	0	SG will not have any impact on human health.	
	Cultural Heritage	0	SG will not have any impact on cultural heritage/	
	Material Assets	+	SG will have a long term positive impact on material assets as it supports the development of children's nurseries in the appropriate locations; thereby providing facilities to the population.	
<b>HOUSING AND PLANNING OBLIGATIONS</b>				
<b>Developer Contributions</b>				
SG provides a clear and concise guide to the methodology and subsequent contributions that may be required to support new development arising from the Local Development				
	Biodiversity	0/+	In general SG will have no significant impact on biodiversity. It will however facilitate the delivery of improvements to Core Paths and green spaces where contributions are necessary to mitigate the impact of new development.	
	Air	0/+	In some instances, SG may have some indirect positive effect on air, because it will facilitate the delivery of improvements to the public transport network where contributions are necessary to mitigate the impact of new development, which will have a positive impact on air due to reduction in private car usage.	
	Climatic Factors	0/+	In some instances, SG may have some indirect positive effect on climate, because it will facilitate the delivery of improvements to the public transport network where contributions are necessary to mitigate the impact of new development, which will have a positive impact on climate due to reduction in private car usage.	
	Soil	0	SG will have no impact on soil.	
	Water	0/+	In some instances, the SG will have some indirect positive impacts on water, by facilitating the provision and upgrading of water infrastructure necessary to mitigate the impact of development.	
	Landscape	0	SG will have no impact on landscape.	
	Population	+	SG will improve the ability to secure the delivery of infrastructure from new development. The provision of new infrastructure, such as public transport, walking and cycling routes, health facilities and schools, would have a positive impact on the population.	
	Human Health	+	SG will improve the ability to secure the delivery of infrastructure from new development. This includes water, waste and utilities infrastructure which is vital for public health, as is the opportunity for exercise through the delivery of outdoor/indoor sports facilities.	
	Cultural Heritage	0	SG will have no impact on cultural heritage.	
	Material Assets	++	SG will improve the ability to secure the delivery of infrastructure such as roads, public transport, walking and cycling routes, health facilities and schools which will have a direct and significant positive impact on material assets.	
<b>Affordable Housing</b>				
Policy requires the equivalent of 25% of new housing built to be provided as affordable housing. SG provides additional guidance on the requirements and delivery methods for affordable housing contributions as part of new residential development.				
	Biodiversity	0	Policy will not impact on biodiversity.	
	Air	0	Policy will not impact on air.	

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Climate	0	Policy will not impact on climate.	
	Soil	0	Policy will not impact on soil.	
	Water	0	Policy will not impact on water.	
	Landscape	0	Policy will not impact on landscape.	
	Population	++	Policy will have a long term and significant positive impact on population, by providing housing that is affordable to meet the needs of people on lower incomes, providing the opportunity of owning a home. This will support social inclusion and help to meet identified population needs.	
	Human Health	0	Policy will not impact on human health.	
	Cultural Heritage	0	Policy will not impact on cultural heritage.	
	Material Assets	+	Policy will contribute to providing good quality affordable housing to meet the needs of people in Aberdeen. Apart from this, policy will not lead to a material increase in the number of homes built.	
<b>Gypsy and Traveller Sites Supplementary Guidance</b>				
SG provides guidance on the siting, design and layout of Gypsy and Traveller sites (both halting and permanent) in terms of suitability and sustainability, design, access and infrastructure. The principle of development of new sites is dealt with through LDP policies H6 and H7.				
	Biodiversity	0	SG will not have any impact on biodiversity	
	Air	+	SG will have a long-term positive impact on air quality, by promoting suitable and sustainable sites to be chosen, that are accessible by walking, cycling and public transport, and are acceptable distances from services, bus routes, shops and schools. This will help to reduce car movements and congestion, reducing congestion and helping to improve air quality.	
	Climatic Factors	+	SG will have a long-term positive impact on climate, by promoting suitable and sustainable sites to be chosen, that are accessible by walking, cycling and public transport, and are acceptable distances from services, bus routes, shops and schools. This will help to reduce car movements and congestion, reducing congestion and greenhouse gas emissions. SG also guides against locating sites in areas of high flood risk.	
	Soil	0	SG will not have any impact on soil.	
	Water	+	SG states that surface water drainage and storm water drainage must be installed, and that where possible, each pitch should be connected to a public sewer. This will lead to a positive impact on water.	
	Landscape	+	SG design guidance will have a positive impact on landscape. It contains guidance on boundary treatments and landscaping, which states it should be sympathetic and in-keeping with the surrounding area. Boundary treatments should foster privacy and security for residents of the site, but should not create a barrier or sense of enclosure.	
	Population	++	There will be a significant positive impact on population. Guidance on the suitable and sustainable location of sites promotes integrated co-existence between the travelling and settled community. This promotes social inclusion for all. SG also makes provision for both permanent and halting sites, providing for a range of identified housing needs of Gypsies and Travellers.	
	Human Health	++	SG places emphasis on creating visual and acoustic privacy for residents through the design of sites. SG also explicitly states that health and safety should be considered in the design and layout, particularly with regards to the dangers between children and frequent vehicle movements, which should be addressed through traffic calming measures. The provision of communal recreation and play areas for children is also promoted.	
	Cultural Heritage	0	SG will have no impact on cultural heritage.	



Policy	Topic	Score	Comments	Mitigation/Enhancement
	Material Assets	+	Long-term and positive impact on material assets. SG requires that certain vital services and infrastructure are to be provided on site, including mains water, electricity, gas, surface water drainage and public sewerage for each pitch.	
<b>TRANSPORT AND INFRASTRUCTURE</b>				
<b>Transport and Accessibility</b>				
SG provides guidance on how to best consider transport and accessibility issues in development proposals, including parking standards, electric vehicle charging points, low-car housing and car clubs, so as to best minimise the traffic impact of a development.				
	Biodiversity	+	SG requires developers to prioritise access for new development by sustainable modes of transport and adhere to maximum car parking standards; this may have an indirect positive effect because it minimises the need for new roads construction which would be likely to result in the loss of greenfield sites, green infrastructure. or the habitats and resting places of protected species.	
	Air	++	This SG will have a significant and long term positive impact on air quality. SG ensures air quality is properly considered in the planning process by requiring developers to prepare Air Quality Assessments for developments. SG requires developers to prioritise access to new development by sustainable modes of transport, prepare Transport Assessments and Travel Plans, to adhere to maximum car parking standards and to consider low car housing and car clubs, the SG will ensure that the Air Quality impacts of new development are minimised and that development does not result in an increase in vehicle trips. The addition of new vehicle charging standards for new development will have a long-term positive impact on air quality.	
	Climatic Factors	++	SG will have a significant and long term positive impact on climate. It specifically encourages sustainable and active travel modes, requiring developers to produce Transport Assessments and Travel Plans to prioritise walking, cycling and public transport. This will reduce the number of private transport journeys, reducing greenhouse gas emissions. A new emphasis on rolling out and future-proofing development for electric vehicle charging points will also promote the use of this emission-free (at the tailpipe) mode of transport.	
	Soil	0	SG will have no impact on soil.	
	Water	0	SG will have no impact on water.	
	Landscape	+	SG requires developers to prioritise access for new development by sustainable modes of transport and adhere to maximum car parking standards; this may have an indirect positive effect because it minimises the need for new roads construction which would be likely to result in a negative impact on landscape, views, open space and green infrastructure.	
	Population	++	SG will have a significant and long term positive impact on population, by ensuring that a range of inexpensive transport facilities suitable for 21st century city life, including high quality walking and cycling networks, electric vehicle charging infrastructure and Car Clubs are accessible to all. promoting social inclusion. SG will have a long-term positive impact on economic growth by helping to reduce congestion on Aberdeen's road network. helping to make it a more attractive place to work and do business.	
	Human Health	++	Long-term positive impact on health and safety is anticipated, by ensuring that development does not impact negatively on air quality. SG also helps to promote sustainable and active travel, so residents can walk and cycle for their everyday journeys. SG also helps to make sure that facilities (such as ATMs) do not create hazards for vehicles or pedestrians. SG requires developers to protect and enhance access rights and Core Paths, enabling people to seek recreation and travel around the city in a healthy and active way.	
	Cultural Heritage	+	SG will have a long-term positive impact on cultural heritage; a large part of the document concerns parking in Conservation Areas and contains guidelines to ensure that the character and distinctiveness of such areas is not eroded by car parking.	

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Material Assets	+	SG promotes good design and requires appropriate levels of accessibility for new developments. Promotes good quality public realm and services, and contributes to a cleaner and safer city.	
<b>Air Quality Supplementary Guidance</b>				
Sets out how air quality management should be considered in the planning process, so as to mitigate against negative effects and improve air quality, particularly within Air Quality Management Areas.				
	Biodiversity	0	SG will not have any significant impact on biodiversity.	
	Air	++	SG will have a long term significant positive impact on air quality. SG specifically concerns air quality and seeks to ensure that air quality is properly considered in the planning process, by requiring developers to submit supporting information and setting out what mitigation measures might be appropriate to reduce the impact of a development.	
	Climate	0	SG will not have any impact on climate.	
	Soil	0	SG will not have any impact on soil.	
	Water	0	SG will not have any impact on water.	
	Landscape	0	SG will not have an impact on landscape.	
	Population	+	SG will have a long term positive impact on population, by contributing to a cleaner and healthier environment, which will help to maintain Aberdeen's position as a safe and attractive place to live, visit and invest, contributing to economic growth.	
	Human Health	+	SG will have a long term significant positive impact on human health. Poor air quality is harmful to human health, and can even reduce life expectancy. Any measures to improve air quality will have clear health benefits.	
	Cultural Heritage	0	SG will have no impact on cultural heritage.	
	Material Assets	+	SG will contribute to creating a cleaner and safer city for the people of Aberdeen.	
<b>Noise Supplementary Guidance</b>				
Sets out how noise issues should be considered in the planning process, so as to mitigate and protect against noise nuisance and pollution, from a variety of sources.				
	Biodiversity	+	SG could have a positive impact on species diversity; by introducing a presumption against noisy development in or near sensitive areas, it protects species from the harmful effects of noise. Two of the Candidate Noise Management Areas are in close proximity to the River Dee. which may help to protect species in the Dee from the harmful effects of noise.	
	Air	0	SG will not impact upon air quality.	
	Climatic Factors	0	SG will not impact on climate.	
	Soil	0	SG will not impact on soil.	
	Water	0	SG will not impact on water.	
	Landscape	+	SG will have an indirect positive impact on the landscape character and distinctiveness of the identified quiet areas, thus preserving the integrity of these areas of open green space.	
	Population	+	By ensuring that noisy developments are accompanied by appropriate mitigation, and that Quiet Areas are protected, the SG helps to ensure that Aberdeen remains an attractive place to live, visit and do business, contributing to economic growth in the city.	
	Human Health	+	SG will have a positive impact on human health, by ensuring that noisy land uses do not neighbour noise-sensitive uses, which will protect the population from the harmful effect of noise which may include annoyance and sleep disturbance. SG will also help to protect those areas of open space identified as CQAs which are protected from the intrusive impacts of noise-generating development.	

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Cultural Heritage	0	SG will not impact on cultural heritage.	
	Material Assets	0	SG will not impact on material assets.	
<b>NATURAL HERITAGE</b>				
<b>Natural Heritage</b>				
SG describes how designated natural heritage sites and protected species will be considered through the planning process.				
	Biodiversity	++/-	SG will have a direct and very significant positive impact for biodiversity. The SG promotes the protection and enhancement of designated and non-designated habitats and species, and designated sites of all levels. SG provides for the enhancement of water quality and aquatic biodiversity value. However SG also allows development to occur on protected sites in exceptional cases of overriding public interest - in these cases the impact on natural heritage will be negative.	
	Air	0	SG unlikely to have any impacts on air.	
	Climatic Factors	++	SG is likely to have significant positive impact, by promoting the use of riparian buffer strips adjacent to water bodies, which can help to reduce the impact of flood events along watercourses. They also help to reduce the likelihood of flooding in the first place, by slowing down and reducing the rate of surface water run-off into watercourses.	
	Soil	+	The protection of natural heritage will have an indirect positive effect on soil on those sites that are protected; and will also help to ensure that biodiversity in the soil is protected.	
	Water	++	SG is likely to have significant positive impacts, by encouraging the creation of buffer strips which will help to protect watercourses from the polluting impact of surrounding watercourses, and will help reduce the physical impact of development on watercourses. This will also help to safeguard the water quality of the River Dee SAC from developments that may release water-borne pollutants into it, damaging its qualifying interests.	
	Landscape	+	There is likely to be only an indirect positive effect, where sites protected for their natural heritage value also have landscape value.	
	Population	0	SG is unlikely to have any impact on population.	
	Human Health	+	The protection of natural heritage is likely to have a positive effect on people's physical and mental wellbeing and overall quality of life, by providing opportunities for education, recreation and sport. There may also be secondary effects on human health, by safeguarding important ecosystem services provided by natural heritage.	
	Cultural Heritage	0/+	Policy will give additional protection to any cultural heritage sites present which are also designated for their natural heritage value. However this is not stipulated in the SG and in general there will be no impact.	
	Material Assets	+	The protection of natural heritage, cumulatively with other policies and SG, will help promote a green and open environment which can increase the attractiveness and value of material assets, homes and employment sites.	
<b>Flooding, Drainage and Water Quality</b>				
Provides additional information on the policy, including guidance on Drainage Impact Assessment, Flood Risk Assessment, SuDS and foul and wastewater drainage.				
	Biodiversity	+	It is likely that this SG will have a positive impact on biodiversity, mainly through the guidance it provides on Sustainable Drainage Systems (SuDS). The SG explicitly encourages developers to seek biodiversity benefits through SuDS. SuDS are also likely to have indirect benefits for biodiversity, by reducing the rate of surface water run-off which could inundate, damage or destroy habitats.	
	Air	0	SG will not have any impact on air.	

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Climatic Factors	++	SG will have direct and significant positive impact on climatic factors by reducing our vulnerability to flood risk and the effects of climate change, by ensuring development is not built on land that floods, and requiring Flood Risk Assessment and Drainage Impact Assessment to support development. Storing water upstream in Regional SuDS schemes will also work to limit flooding in urban areas downstream.	
	Soil	+	SG may have indirect positive effects on soil, because measures to reduce and slow down surface-water run-off will help to reduce soil erosion. The significance of this benefit is uncertain and difficult to measure.	
	Water	++	SG will have significant and direct positive impacts on water, by requiring SuDS, which have many water quality benefits. SG also protects watercourses against physical impact or engineering, and explicitly requires new development to connect to the public sewerage system.	
	Landscape	+	SuDS can be attractive landscape features in their own right, performing a function as open green space and enhancing the landscape setting of new development. SG enhances this benefit by setting out high design standards for SuDS.	
	Population	++	Likely to have long-term positive impact on population by reducing the impact of flooding on people, property and livelihoods. SuDS could also be used for educational purposes, but this would only be an indirect effect of the SG.	
	Human Health	+	SG will have a positive effect on human health, by reducing the impact of flooding which can have public health implications, for example when foul drainage overflows, and pollutants and illnesses spreading through flood water incursion.	
	Cultural Heritage	0	Policy will not have any direct significant impact on cultural heritage, although it may indirectly benefit by reducing the vulnerability of heritage assets to flooding, particularly in the city centre.	
	Material Assets	+	Policy will help to protect material assets, such as buildings and other important infrastructure, from damage or destruction from flooding. Policy also promotes the provision of suitable water infrastructure, i.e. connection to the public sewer.	

#### Open Space and Green Infrastructure

Provides guidance on the required provision of open space in new development, the maintenance and management of open spaces, the enhancement of the Green Space Network and protection of outdoor access rights.

	Biodiversity	++/-	Aspects of the SG which protect the Green Space Network will have significant positive effects for biodiversity, as will guidance on the provision of open space in new development, including natural greenspaces and habitats. The outdoor access and recreation aspects of the SG will increase access, enjoyment and appreciation of biodiversity, but there may be some localised negative impacts e.g. through trampling.	
	Air	+	Protection and enhancement of the GSN will have a positive and continuous effect on air quality, because the woodland and plant cover will help to absorb CO2 and other airborne pollutants. New open spaces will also act as 'green lungs' for the city. The Core Paths part of the SG will also have indirect positive impacts by facilitating walking and cycling.	
	Climatic factors	++	Protection and enhancement of the GSN will have a positive and continuous effect on air quality, because the woodland and plant cover will help to absorb CO2 and other airborne pollutants. New open spaces will also act as 'green lungs' for the city, and provide relief from rising temperatures and 'urban heat island' effects. A wide and coherent Core Paths network will also facilitate sustainable and active travel.	
	Soil	+	Protection and enhancement of the GSN is likely to have indirect positive effects on soil locally where a site is identified as GSN by safeguarding this land from development.	
	Water	+	By protecting and enhancing the GSN, SG is likely to have significant positive effects on water quality by safeguarding lochs, ponds, wetlands and other watercourses from development, promoting their enhancement.	
	Landscape	+	Protecting and enhancing the GSN is likely to have significant positive impacts on landscape, because it provides an enhanced setting for development. GSN helps to protect against coalescence and urban sprawl, by safeguarding key areas of open space and linkages between them.	

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Population	+	The outdoor access aspect of the SG may have some positive effects for population, by increasing the accessibility of employment opportunities and leisure facilities for people in the city, especially those who do not have access to public transport.	
	Human Health	++	SG is likely to have direct, significant positive effects on human health, by ensuring appropriate provision of open green spaces in new development, for recreation and physical activity, encouraging active lifestyles and higher quality of life.	
	Cultural Heritage	0/+	SG will have some local positive effects on cultural heritage, by helping to protect the site or setting of historical buildings and conservation areas where present. However, this is only likely to be an indirect effect.	
	Material Assets	+	SG will result directly in improved access to the natural environment and open space for citizens of Aberdeen. Areas of green space can also increase the attractiveness and value of built material assets nearby. SG explicitly protects and enhances outdoor access rights.	
<b>Trees and Woodlands</b>				
SG supports the policy in protecting areas of trees and woodland from loss or damage through new development and encourages tree planting in new development. Provides detailed guidance on what is expected to be submitted in support of planning applications.				
	Biodiversity	++	SG will have significant, long-term positive effects for biodiversity, by protecting and enhancing trees and woodlands, which form valuable habitat for a wide variety of species, some of which may be protected. The creation and expansion of new woodland is also likely to help extend green networks and habitat connectivity.	
	Air	+	Protecting trees and woodlands will have a significant positive impact on air quality in the city, absorbing air borne pollutants. Areas of woodland act as 'green lungs' for the city.	
	Climatic Factors	++	Trees help to mitigate climate change by absorbing green house gases. They also have a positive effect on reducing flood risk by attenuating rainfall and reducing overland flow. Trees will also help people and animals adapt to the effects of climate change, for example by reducing urban heat island effects and providing relief from rising temperatures.	
	Soil	+	SG will have a positive, if localised, effect on soil, because tree roots make soil more stable and reduce erosion. They also provide organic matter, improving the health of the soil. Woodland canopy also protects soil from erosion.	
	Water	+	The protection of trees and woodland will have a positive effect on water quality. Tree cover acts as a natural filter that removes pollutants and improved water quality.	
	Landscape	+	Trees and woodlands are important features of local landscape distinctiveness. SG promotes the incorporation of trees into the design and landscaping of the development, which will have a positive effect. These benefits are likely to be local in scale.	
	Population	0/+	There may be some indirect positive effects of the SG, for example through opportunities for environmental education and community involvement, and woodland can also be a tourist attraction. However these benefits depend on how individual woodlands are managed which is not stipulated by policy.	
	Human Health	+	The protection of trees, in combination with areas of open green space and other natural heritage, has been shown to have a positive effect on people's physical and mental wellbeing and overall quality of life, for example by improving air quality and providing recreational opportunities.	
	Material Assets	+	Protecting trees and woodland throughout Aberdeen will improve people's access to natural assets. A green and leafy setting is also likely to enhance the value and desirability of many material assets, making Aberdeen a more attractive place to live, visit and invest.	
<b>RESOURCES</b>				
<b>Resources for New Developments</b>				
SG provides guidance on a range of factors that can help to minimise resource use and waste, with the aim of increasing the sustainability of new development, including density, energy use, waste and water use efficiency.				

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Biodiversity	0/+	SG is unlikely to have any impact on habitat fragmentation and connectivity, or any woodland and hedges. The water efficiency part of the SG is likely to result in positive impacts on the River Dee SAC as it will help to minimise pressure for water abstraction.	
	Air	+	Minimising resource waste from new development and working towards reducing carbon dioxide emissions will have a positive effect on air quality in the city.	
	Climatic Factors	++	SG will have a significantly positive impact on the use of renewable energy and the efficient use of energy and water, by promoting energy efficient technologies and low-carbon energy sources. This will help to reduce greenhouse gas emissions.	
	Soil	+	SG aims to reduce the amount of waste that is produced by new developments, for example through requirements for recycling provision. This will mean less waste is sent to landfill.	
	Water	++	Minimising the use of water in all new developments will help to minimise pressure for abstraction from the River Dee. Technologies such as rainwater harvesting may also help reduce surface-water run-off into waterbodies.	
	Landscape	0	SG is unlikely to have any impact on landscape.	
	Population	+	The use of technologies such as district heating and low carbon heat and power sources may help people to make fuel costs more affordable.	
	Human Health	+	SG has a positive effect on air quality which will have a direct impact on human health.	
	Cultural Heritage	0	There will be no direct impact on cultural heritage. SG relates principally to new development and does not primarily concern retrofitting.	
	Material Assets	++	SG promotes sustainable waste management in the form of adequate kerbside collection and recycling facilities in New Developments. This will help to divert waste away from landfill. The sustainable use of resources is fully supported and actively promoted by this SG.	

**Wind Turbine Development**

SG is primarily protective in its aims, providing stringent guidelines on the circumstances where wind turbine development would be acceptable when applications are submitted.

	Biodiversity	+	SG is likely to have a positive effect by encouraging the protection of biodiversity through turbine development.	
	Air	0	SG does not directly promote wind turbine development; so the impact on air is likely only to be neutral.	
	Climatic Factors	0	SG does not directly promote wind turbine development; so the impact on climatic factors is likely only to be neutral.	
	Soil	+	SG is likely to have a positive effect on soil, by encouraging its protection when turbine developments are considered.	
	Water	0	SG does not directly promote wind turbine development, so the impact on climatic factors is likely only to be neutral.	
	Landscape	+	SG is likely to have a positive effect on the landscape setting of the city, by encouraging its protection when turbine developments are considered.	
	Population	0	SG does not directly promote wind turbine development, so the impact on population is likely only to be neutral.	
	Human Health	0	SG does not directly promote wind turbine development, so the impact on climatic factors is likely only to be neutral.	
	Cultural Heritage	0	SG does not directly promote wind turbine development, so the impact on cultural heritage is likely only to be neutral.	
	Material Assets		SG does not directly promote wind turbine development, so the impact on material assets is likely only to be neutral.	

**Aberdeen Harbour Development Framework**

In general, Masterplans and Development Frameworks that are adopted as Supplementary Guidance to the Local Development Plan have been 'screened out' of SEA on the basis that they provide additional detail on the delivery of the allocated Opportunity Sites which have already been assessed. However in this instance the Aberdeen Harbour Development Framework was 'screened in' and a full assessment has been carried out. Objectives: connect, protect, improve; urban design strategy; guide the type, scale and form of future development; protect long-term viability of the harbour; safeguard existing supply of business land; avoid conflict between mixed use development and existing harbour uses; must protect, promote and enhance the wildlife, recreational, landscape etc of the Green Space Network; interventions such as wayfinding.

Policy	Topic	Score	Comments	Mitigation/Enhancement
	Biodiversity	-	SG promotes continued business and industrial development at Aberdeen Harbour and its environs. The River Dee SAC flows through the harbour, and there may be negative impacts on its qualifying interests. Bottlenose dolphin, which are a qualifying feature of the Moray Firth SAC, are also known to frequent the harbour mouth. There may also be an impact on adjacent Local Nature Conservation Sites. The SG does state that new development must protect, promote and enhance the wildlife value of the Green Space Network at this location, which will have positive benefits for biodiversity compared to if it did not exist. There may also be opportunities to ensure green networks are retained and enhanced through the establishment of a route along the river.	It is likely that HRA will be required for future development proposals.
	Air	--	There is likely to be a short term negative impact on air quality during construction of any new development due to the release of particulate matter (dust). Although the site is well integrated into the existing urban area and well connected to existing cycling and public transport routes, the movement of HGV associated with harbour industry is likely to increase, and this is thought to have a significant negative effect on air quality in the city centre, which is an AQMA, and Market Street, which has some of the poorest recorded air quality in Scotland.	LDP policies on transport and air quality, which aim to mitigate the negative effects of new development.
	Climatic Factors	-/+	There is likely to be a negative impact on greenhouse gas emissions as a result of the increased HGV movements which are likely from additional industrial development at the harbour. However the DF also promotes sustainable and active travel through the creation of more attractive and substantial cycle routes in and around the area. The harbour is also well connected by Core Paths. The harbour area is also at risk from both coastal and fluvial flooding; however it is accepted that harbour uses have a functional requirement to be located at the water's edge.	
	Soil	-	Site is already extensively developed and any future development is likely to be on brownfield land; therefore there is minimal risk of soil compaction, erosion or sealing. Certain types of industrial development may result in the release of substances that could potentially contaminate the ground. All new development will increase the amount of waste produced, including industrial waste, and it is likely that some of this will be sent to landfill.	Contaminated land policies which require contaminated land to be remediated suitable for development. Pollution issues are also dealt with through environmental health legislation.
	Water	-/0	All new development will increase the need to abstract water from the River Dee. During the construction and use of the development, it is highly likely that there will be the release of waterborne pollution into the harbour, given the proximity of development.	
	Landscape	+	The aims of the Development Framework will safeguard and enhance the existing public open space and green space. Specific public realm interventions proposed also seek to protect, promote and enhance the urban environment of the harbour's environs. Development may also have an overall positive impact on the townscape setting of the city centre, including the improvement of degraded areas.	
	Population	+	The SG will have significant, long-term and positive impacts for the growth of business and industry in Aberdeen, by supporting and safeguarding the viability and operation of the harbour, which is very important for Aberdeen's economy. Diversifying the harbour in the long-term will also increase employment opportunities.	
	Human Health	+	Development Framework will safeguard and improve the quantity and quality of existing open space, and aims to deliver enhanced links between spaces, and opportunities for recreation and leisure along the River Dee.	
	Cultural Heritage	0/?	There are a number of listed buildings situated around the harbour, and the Footdee Conservation Area is also in close proximity. A specific boundary has not been established for the Development Framework area, meaning that specific impacts on cultural heritage cannot be assessed.	
	Material Assets	++	By supporting and safeguarding the future development and viability of Aberdeen Harbour, which is one of the city's most important and valuable material assets. The SG will encourage services and opportunities for business growth. The proposals in the SG would mean that it is even better connected and integrated into the city centre and the city's transport network.	

Cumulative Effects Assessment						
Topic						Comment
	Greenfield Development	Brownfield Development	Development Policies	Protective Policies	Cumulative Effects	
Air	-	-	--/+	+	--/+	<p>Cumulative effects including:  <b>Time Crowding</b> (when the effects are frequent and repetitive);  <b>Time Lag</b> (when there is long delays in cause and effect);  <b>Space Crowding</b> (where there is a high spatial density of the effects);  <b>Cross-Boundary</b> (where the effects occur at a distance from source);  <b>Synergistic</b> (where the effects from multiple sources combined, are different from the nature of the individual effects);  <b>Indirect</b> (where there is secondary effects resulting from the primary activity)  <b>Nibbling</b> (where the effects are incremental or gradual)</p> <p>There are areas in the City which are Air Quality Management Areas (AQMA), so the large number of houses proposed on greenfield and brownfield sites is likely to create air quality hotspots or further reduce air quality in existing management areas. This would be caused by the time-crowding effects of increased vehicular movements created by development. Some of this impact will be mitigated by proposed transport improvements contained in the infrastructure section of the LDP and the Local Transport Strategy, as well as LDP policies that seek to promote sustainable and active travel, which will help to reduce congestion in the City. Greenfield and brownfield development will combine with development of a new harbour and new retail developments to increase traffic in the City. Depending on the timing of the developments, there is the possibility that dust nuisance will be generated by developments or demolition works on brownfield sites, leading to elevated levels of particulate matter in localised areas. The same issue will arise from policies promoting renewable energy and district heating, including biomass fuel facilities. The effects will result in space-crowding effects on air. There is likely to be cross boundary effects with development in Aberdeenshire that has already been identified in the the Aberdeenshire LDP, as the city is a destination for traffic generated by development in Aberdeenshire, particularly within the Housing Market Area, as people travel to Aberdeen for work, shopping and leisure. Although the Nitrous Oxide levels continue to exceed national objectives, these instances are limited to AQMA in Aberdeen City and are not likely to be so significant as to cause acid rain. Again, it is not considered that there will be significant indirect air pollution issues for the City arising from the deposition of air pollutants on other indicators (for example water). If the proposed transport improvements do not go ahead, small additional traffic pressures will act cumulatively in the long term to increase overall emissions of air pollutants through gradually increasing nibbling effects.</p> <p>The different objectives of the plan are likely to create mixed effects on air. On the one hand, greenfield and brownfield developments are likely to have negative implications for air. However, sustainable development objectives and policies to promote mixed use development are likely to have positive benefits for air in the long run. However, policies and proposals focused on sustainability do not necessarily have a neutralising effect, since some aspects of that provision (such as the development of biomass energy facilities) have air quality issues inherent in them. Overall, the strategic, housing allocation, economic growth and population options are likely to have negative effects on air in the City, compounded by cross-boundary development in Aberdeenshire. Overall, the LDP is likely to have mixed effects because of the positive effects in measures such as sustainable development and renewables, as well as negative effects from indirect long-term traffic build up and biomass fuel.</p>
Water	-	-	+	+	--	<p>In the future, an increase in water abstraction is likely because of the water demands of a large number of houses proposed on greenfield and brownfield sites. If agreements are not reached with SNH, SEPA and Scottish Water on future solutions, the LDP is likely to create an incremental burden on water resources through space-crowding effects. If new, efficient water technologies and new ways of harvesting water are not implemented, it is likely that the requirement for water abstraction will lead to adverse effects on the River Dee as well as protected species through longer-term time lag effects. The developments in Aberdeen City will have a cross-boundary effect with developments in Aberdeenshire where developments are within the same river catchment. Over-exploitation and synergistic effects of multiple developments on water resources are likely. However, the protective policies proposed on water use efficiency will reduce water consumption and the cumulative impact would be more significant without this mitigation measure. The vision for the LDP is to promote sustainable economic growth while addressing climate change issues. Therefore, unsustainable planning will not be allowed to affect our water environment or cause secondary, induced or indirect effects on this indicator. The implementation of the LDP will not permit incremental adverse effects on the water environment without appropriate mitigation measures.</p> <p>The scale of development on greenfield and brownfield sites combined is so large that the LDP is likely to have long-term implications for water abstraction, water pollution, run-off, localised flooding and morphology. Although the LDP promotes water efficient technologies through the protection policies, these may not be sufficient to compensate for the volume and quality of water resources needed to support the allocations. There will be synergistic effects resulting from the overall housing and employment allocations, and economic growth and population options that are likely to have more significant effects on water than individually.</p>
Soil	--	--	?	+	--	<p>Future development on greenfield and brownfield land is likely to result in compaction, loss, sealing and erosion of soil. Some of these effects are likely to be only short-term in nature. Peat soil is rare in Aberdeen, and no sites identified in the greenfield and brownfield assessments are located on known peatland. There is potential through the development policies to allow wind turbine developments in the Green Belt, which may be located on peatland, although wind development in Aberdeen is likely to be only limited in extent. There may be secondary effects on climate if development takes place which disturbs peat soil, through the release of greenhouse gases. Secondary impacts may also result from the large-scale infrastructure needed to accommodate development on greenfield sites, which is likely to compound soil sealing effects. It is unlikely that there will be any cross-boundary effects on soil. Sealing and compaction of soil on greenfield sites could lead to secondary impacts on water as a result of increased surface run-off affecting aquatic ecosystems and increasing flood risk. It may also lead to excessive sediment loadings that could result in pollution. Incremental sealing, erosion and compaction through continuous development activities in the next 25 years could cause nibbling effects unless safeguards are in place. From our assessment, the scale of development envisaged is so large that the LDP is likely to have long-term implications for soil in terms of soil loss, soil sealing, soil structural degradation and compaction and perhaps potential for contamination if more industrial developments take place. Overall, the development options on greenfield and brownfield land are likely to have significant adverse effects on soil.</p>



Topic						Comment
Biodiversity	--/+	--/+	--/++	+	+/-	<p>The land identified for development on greenfield and brownfield sites, as well as other developments covers a significant area (approximately 1,782ha of greenfield land). This is likely to affect biodiversity through land take, habitat fragmentation, disturbance to species, and habitat loss through time-crowding effects and space-crowding effects, since the developments are phased to continue over the whole of the plan period. The sites identified, both greenfield and brownfield, are generally those with the lowest biodiversity value. However, the Strategic Development Plan has set housing and employment land targets which we are required to meet and there are individual sites where negative impacts on biodiversity have been identified. There is potential for development to enhance the biodiversity value of some areas, although these will be subject to a time-lag effect. Large scale developments taking place on land which was otherwise undeveloped could have secondary effects on biodiversity from increased recreational pressure, thereby causing disturbance to protected species or valuable habitats. This is a space-crowding effect. Most of the impacts resulting from the greenfield and brownfield developments will be local impacts, but in combination with other developments in Aberdeen and Aberdeenshire will have a more significant impact for the region. Within the policies there is an allowance for wind turbines in the Green Belt and there is the possibility for these to have cross-boundary effects on habitats and species in Aberdeenshire, however wind development in Aberdeen is likely to be limited in extent. Overall, adverse synergistic effects on biodiversity are likely, but the combined effects of improving biodiversity through urban landscaping, structure planting and improving the biodiversity of poor quality land and habitats may have positive synergistic effects. While increased recreational activity will arise from tourism promotion, new development will indirectly increase informal recreational activity likely to cause disturbance to protected species if safeguards are not in place.</p> <p>The scale of development envisaged is so large that the LDP is likely to have long-term implications for biodiversity in terms of land take, habitat fragmentation, disturbance to species through increased recreational use, and habitat loss, particularly in the case of sites where there is an LNCS designation in close proximity. There is, however, the possibility that species-and-habitat-poor land (such as agricultural land) can be enhanced through development which makes it possible to have some positive effects. The scoring reflects this reasoning.</p>
Climatic Factors	--/+	--/+	++/--	++	++/--	<p>Aberdeen has high domestic fuel consumption and has the largest carbon footprint per person in Scotland. The allocations proposed in the LDP are likely to have secondary impacts on climate as a result of increased energy use associated with new housing and employment development. The cumulative impact is significant, considering the scale of the allocations that being promoted. Peat soil is rare in Aberdeen and no sites identified in either the greenfield and brownfield assessments are located on known peatland. There is potential through policy to allow wind turbine developments in the Green Belt, which may be located on peatland, although any wind development would be limited in extent. If development does take place on peat soil, there may be secondary effects on climate through the release of greenhouse gases contained in the soil, subject to a time lag.</p> <p>In the longer term, improvement of private transport infrastructure encourages more vehicles on the roads. This will lead to future consumption of more fossil fuels, affecting climate change with a time lag. It will be important to take steps to 'lock in' the benefits of road improvements, by ensuring that sustainable modes of transport are increased concurrently. High density, mixed use development can also reduce the need to travel long distances, although if travel habits remain unchanged, fuel consumption through travel will increase with further development. Thus, in terms of space crowding, the effects are likely to be mixed.</p> <p>The effects of climate change transcend regional and national boundaries, and for this matter cross-boundary effects are possible. The likely effect of development will be to increase greenhouse gas emissions, and in turn there will be impacts on Aberdeen as a result of global climate change. The LDP policies may result in positive synergistic effects, as they seek to increase the efficiency of the existing housing stock and new housing, and create mixed communities that reduce the need to travel. On the other hand, planning cannot guarantee behavioural changes and an increased population and housing stock is likely to increase energy consumption through increased travel and domestic energy use. The combined effects of energy use in the existing and new housing stock (no matter how efficient they are) can accumulate to significant impacts on climate. The combined effects of housing development in all these areas can be nibbling in effect.</p> <p>With a changing climate, there is the potential for wetter winters, drier summers, more severe weather conditions and temperature extremes. This may increase the probability and extent of flooding and increase the possibility of drought. Development close to areas at risk from flooding will be more vulnerable to these future effects of climate change. Development of these sites may also have secondary impacts on other areas if the conveyancing capacity of the flood plain is altered, or if they prevent future flood prevention measures from being implemented effectively.</p> <p>Overall, the different objectives of the plan are likely to create mixed effects on climate. On the one hand, the housing and employment land developments as well as transport options are likely to have negative implications for climate. However, sustainable development objectives and the promotion of mixed use development is likely to have positive benefits for this indicator in the long run. Policies and proposals focused on sustainability do not necessarily have a neutralising effect on climate change issues, since some aspects of that provision (such as biomass fuel use) have climate issues inherent in them. Overall, the strategic, housing allocation, economic growth and population options in the LDP are likely to have negative effects on climate, which are likely to be compounded by development taking place in Aberdeenshire.</p>
Cultural Heritage	-	-	+/-	+	-	<p>Historic buildings and conservation areas are more likely to be concentrated in the existing built environment. Some of the brownfield opportunity sites involve the reuse of listed buildings, and some are located within conservation areas. The impact in these cases is mixed and is highly dependant on the design of the proposed development. A good design could have a positive effect, but a badly designed development or inappropriate demolition could result in a negative impact. It is not considered that the cumulative impact of these sites is any more significant. The protective policies ensure that listed buildings and conservation areas are protected and the cumulative impact of the LDP is more likely to be positive than if it did not exist. Greenfield and brownfield site allocations avoid areas of archaeological importance, but there may be unrecorded evidence that would require further investigation. In the case that there are heritage features present, multiple developments may have a negative synergistic impact.</p>

Topic						Comment
Landscape	-/+	-/+	-/+	+	-/+	The site allocations on greenfield land, as well as development at Nigg bay (harbour expansion) and the Nigg solar farm will change the landscape setting of Aberdeen. However, on the whole, the preferred options are the most inconspicuous and minimise the impact on landscape and important views. Cumulatively, there will be space crowding effects on the landscape, as development will change land form, land use and land cover, water, forests, woodlands and trees, agriculture, relationship between land form and land use, buildings and structures in the landscape, urban landscape/settlement pattern, linear and/or point features, openness, scale, colour, texture, visual diversity, line, pattern, movement, solitude, naturalness and historical and/or cultural associations. To mitigate this impact, new forms of screening (e.g. tree cover) could be incorporated into new developments that will help to minimise impact on the landscape. This would be achieved in combination with the policies. Because of these potential improvements to the landscape, the effects in terms of time-crowding are mixed. The phasing of the developments over the next 25 years is likely to be cumulative in terms of time lag for how the landscape is shaped in the future. The reasons given for time lag effects are also relevant to space crowding effects. Large scale infrastructure needed to accommodate the scale of development is likely to affect land form, land use and land cover of the city. Developments close to the boundary with Aberdeenshire, will have the potential to have cumulative cross-boundary effects with developments in their Shire. If safeguards are not in place, the effect of loss of landscape features will lead to potential adverse effects for Aberdeen City's landscape in terms of synergistic effects. Continuous development activities in the next 25 years could cause nibbling effects unless safeguards are in place.
Material Assets	++	++	++	0	++	<p>The allocations to support the development of 24,500 homes, 105 hectares of employment land, a new harbour, a solar farm and increased retail provision in the city centre is likely to result in the acquisition of new assets for a range of investors and also result in the improvement of existing infrastructure for the whole city. The development identified will support significant amounts of new housing, creation of new employment opportunities, new infrastructure and local facilities and services to support an increase in population.</p> <p>The policies promote waste minimisation, recycling and composting, and sites are identified for recycling centres to reduce the amount of waste that is landfilled. The cumulative effect of more recycling facilities and alternative facilities, for example an Energy from Waste plant, will reduce waste to landfill and increase the reuse of waste, creating secondary effects on soil and climate.</p> <p>Depending on the timing of development, there may be short term cumulative space crowding effects on existing material assets, such as infrastructure, before new assets can be provided.</p>
Population	++	++	++	+	++	The allocations to support the development of 24,500 homes, 105 hectares of employment land, a new harbour, a solar farm and increased retail provision in the city centre is likely to meet the identified needs of many people and enhance their quality of life. The policies in the LDP seek to ensure that there is a mix of house sizes and tenures, to support the future housing needs of the population and this positive impact is enhanced in combination. There will be positive cross boundary effects with development identified in the Aberdeenshire LDP. There will also be positive synergistic effects with the Local Housing Strategy in meeting housing need (i.e. meeting the needs of people that cannot afford market housing). It is not envisaged that there will be any adverse effects accumulating through time-crowding, time lag, and space crowding effects, synergistic or nibbling effects. The LDP is likely to have significant positive effects overall.
Human Health	-/+	-/+	-/+	+	+/-	<p>This indicator is partly related to air quality issues. As already mentioned, there are air quality issues in parts of Aberdeen City. The effects of large scale housing development, and the use of biomass energy sources, have been assessed to have cumulative effects through time-crowding, time lag, space crowding, synergy and nibbling. Since respiratory diseases are related to the quality of the air, there is a potential for adverse or beneficial human health effects, depending on how air quality improves or deteriorates.</p> <p>Improved energy efficiency standards for new development will help to reduce fuel poverty.</p> <p>The cumulative impact of the greenfield and brownfield developments will have a greater positive effect on the health and wellbeing of the people of Aberdeen City. However, there will potentially be some mixed effects on human health arising from the LDP, for example exposure to high noise levels and transport-induced vibration.</p> <p>LDP policy protects existing areas of open space, and requires new development to provide new or contribute towards existing open spaces. The greenfield developments are identified in areas that are not of a significant recreational value and will not have a negative effect on human health. Cumulatively, new housing and new employment developments will create opportunities for growth and assist in the regeneration of priority areas within Aberdeen, which will have a positive effect.</p> <p>The promotion and enhancement of green networks will encourage people to make use of them for recreational activities such as walking and cycling. This may have a positive effect on health issues such as obesity, high blood pressure and other cardio-vascular diseases.</p>