

The Proposed Plan

Preamble

Aberdeen City Council is preparing a new Local Development Plan which we aim to adopt in 2012. The new Plan will replace the existing Aberdeen Local Plan which was adopted in 2008.

The adopted Local Plan makes provision for new development over a short time period and while many of its aims and policies remain sound, it now needs to be updated. The new Plan will deal with the period up to 2023 in two phases (2007-16 and 2017-23) and, with employment land and some of the larger housing land allocations, will include a third phase up to 2030.

The Proposed Plan sets out our vision for Aberdeen in 2023 and the planning policies and proposals which will help us achieve our aims. In doing this we have looked at Aberdeen's role within a Scottish context, as set out in the Scottish Government's National Planning Framework, and we have addressed the city's contribution to the future development needs of the north east as required by the Aberdeen City and Shire Structure Plan, which was approved by Scottish Ministers in August 2009.

The Local Development Plan is being prepared by following the new procedures required by the Planning etc (Scotland) Act 2006.

If you agree or do not agree with our strategy, our policies and proposals, or any aspect of this Plan, you can submit representations to us and we have produced a form and guidance note on how to do this.

N.B. This Preamble does not form part of the Proposed Plan

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1. Introduction

Vision

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

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

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

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

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

Aberdeen’s position in the National Planning Framework for Scotland

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

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

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

- 1.5 NPF2 also recognises that Aberdeen has a key role as a driver of economic activity and says that the primary aim for Aberdeen and Aberdeenshire is to grow and diversify the economy, making sure the region has enough people, homes, jobs and facilities to maintain and improve its quality of life.
- 1.6 It highlights the need for Aberdeen to be well connected to Edinburgh and Glasgow, its wider regions and the rest of the world, including reducing journey times, confirming the Government's commitment to construction of the Aberdeen Western Peripheral Route, and ensuring good domestic and international air links which are vital to the region's economy.
- 1.7 NPF2 acknowledges the importance of working to strengthen our role as Scotland's northern gateway, building on our considerable science and research expertise and broadening our economic base. There should be a focus on:-
- improving the quality of the environment in the city centre and developing cultural and recreational facilities to create a more vibrant social scene;
 - attracting more tourists to the city and expanding the service sector, including financial services;
 - recognising the role of Aberdeen harbour;
 - capitalising on the city's role as a regional media centre which provides a base from which to build a larger creative sector;
 - developing knowledge economy links based on the expertise associated with the energy and offshore industries and the universities here; and
 - developing the Energetica project by also seeking to build on the energy sector and offshore strengths of the region, diversifying into new renewable and clean energy technologies to consolidate our position as a global energy hub.
- 1.8 Planning authorities must take NPF2 into account when preparing development plans and it is a material consideration in determining planning applications.

Aberdeen City and Shire Structure Plan

- 1.9 The strategy for the growth of the north east is set out in the Aberdeen City and Shire Structure Plan. The main aims of the Structure Plan are to:-
- grow and diversify the regional economy;
 - tackle climate change;
 - ensure the area has enough people, homes and jobs to support the level of services and facilities needed to maintain and improve the quality of life;
 - protect valuable resources including the built and natural environment;
 - create sustainable communities; and
 - make most efficient use of the transport network.
- 1.10 It sets a target of increasing the population of the city region to 480,000 by 2030 and achieving an annual housebuilding rate of 3,000 per year by 2020.

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

Table 1 Structure Plan Housing and Employment Land Figures

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

Notes:-

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

Table 2 Housing Sites Allocated in the 2008 Aberdeen Local Plan

OP11 Jesmond Drive	40	OP54 Loirsbank	10
OP20 Hopcroft	30	OP57 Pinewood	150
OP39 Greenferns	120	OP74 Leggart Terrace	50
OP50 Earlsells House	10	OP75 Stationfields, Cove	150
OP51 Friarsfield/Morkeu	280	Charleston, Cove	200
OP52 Hazledene	150	Old Skene Road	25

Table 3 Employment Land from the Aberdeen Local Plan 2008

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

Aberdeen Local Development Plan – Working towards the vision

- 1.12 The Plan sets out how we aim to work towards our vision for Aberdeen. It shows which land is being allocated to meet the city’s development needs over the next 10-20 years and it sets out the planning policies we will apply in promoting the sustainable growth of the city over this period.
- 1.13 We have taken account of, and been informed by, many other plans and strategies in preparing this Plan. These include the Scottish Government’s planning policies as set out in the National Planning Framework 2, Scottish Planning Policy, Designing Places, Designing Streets, and various Circulars. We have also considered the Nestrans Regional Transport Strategy and Delivery Plan, our own Local Transport Strategy, the ACSEF Economic Action Plan and the Aberdeen City and Shire Housing Need and Demand Assessment.
- 1.14 The Plan contains a spatial strategy which explains our overall view of where development should go and the principles behind that. We have identified future development sites and the scale of development we expect to see on each of the identified sites. We have also specified what developers need to do when designing and delivering development, emphasising the need for masterplans, drawn up with local community involvement, for all the major sites. Our policies set out the requirements for different types of development and explain what uses are acceptable in different areas. More information and advice is often contained in Supplementary Guidance. This can relate to specific sites or to specific types of development. We have also prepared an Action Programme which sets out what actions are needed for the policies and proposals in the Plan to be delivered, who is responsible for delivering them and the expected timescale for doing this. The Action Programme will be monitored and updated regularly and published every two years.

How to use the Plan

- 1.15 All development, whether on brownfield or greenfield sites, must comply with policies which seek to achieve the objectives of creating a sustainable city. The local development plan contains different types of policies:
- Map based policies – which apply to a specific area on the Proposals Map
 - City wide policies – which apply to all new development proposals
 - Topic policies – which apply to a certain type of development

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

2. The Spatial Strategy

Overview

- 2.1 Our strategy promotes the city centre as the commercial, economic, social, civic and cultural heart of Aberdeen. The maintenance of a vibrant city centre and the enhancement of its fine buildings and open spaces is vital to Aberdeen's future prosperity and to sustaining its attractiveness as a place to live and visit. A strong and thriving city centre is a key attribute in delivering the wider strategic aims of the Aberdeen City and Shire Structure Plan and our policies and proposals seek to enhance its role as a key commercial centre.
- 2.2 Regeneration of city centre sites and other brownfield sites throughout the existing built-up area for appropriate uses will be encouraged as an important part of the Plan's strategy. Brownfield sites are expected to contribute 7,000 units towards our housing requirements over the period to 2023 with a further 2,500 new homes being provided within the seven designated priority areas for regeneration (Middlefield, Cummings Park, Northfield, Tillydrone, Woodside, Seaton and Torry). The Plan identifies specific brownfield housing sites and explains the potential for others to come forward. Sites are also identified for other uses which complement existing communities.
- 2.3 Redevelopment of previously used sites makes a huge contribution to the overall sustainability aims of the Plan, but we also recognise that the city needs to expand beyond its existing developed edges to maintain and enhance our employment and housing opportunities, to retain our young people and to attract others to invest and live here. A mixture of house types and employment opportunities to encourage a balanced population structure is important if we are to be able to offer a wide range of services and facilities which underpin Aberdeen's role as a major hub within the north east.
- 2.4 Aberdeen is to accommodate at least half of the new housing and employment land needed to meet the strategic needs of the north east over the next 20 years as set out in the Structure Plan. Greenfield sites for 21,000 homes and 175ha of employment land are required up to 2030. This will reinforce the city's important role as a regional centre which makes a significant contribution to the wider Scottish economy. The planned expansion around existing suburban communities is, therefore, essential and provides opportunities for exciting new ways of delivering development guided by detailed masterplans prepared in consultation with local communities. This growth will be required to deliver enhanced accessibility to existing and enhanced greenspaces and greenspace networks.
- 2.5 New development, whether in greenfield or brownfield locations, will have to be of the best standard to deliver opportunities for people to enjoy a high quality of life within an attractive, sustainable and safe environment.

Connections between these new development areas and other parts of the city are also important.

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

City Centre

- 2.8 The City Centre plays a major role in the commercial, economic, social, civic and cultural life of Aberdeen and the wider north east. It is an important regional centre providing a focus for employment and business interaction, it offers access to a wide range of goods and services, and it is a place where many people meet socially and choose to live and visit.
- 2.9 It is vital for the future prosperity of Aberdeen that the City Centre is enhanced and promoted as a safe, attractive, accessible and well connected place which contributes to an improved quality of life. The Local Development Plan supports the delivery of this vision within a framework of securing sustainable development. This will be achieved through applying policies which positively promote what can happen, and where, in tandem with a City Centre Development Framework which has been prepared as Supplementary Guidance. The Framework identifies Union Street as the spine of the City Centre linking a number of different character areas each of which has its own qualities, attributes, opportunities and challenges.
- 2.10 The Framework identifies the principles which will guide and co-ordinate development and investment, taking into account our aims for each of the different character areas and how to enhance linkages between each of them. It also identifies the role played by existing or required masterplans in the city centre area and specifies some of the key projects needed to achieve our aims. It sets out a programme for delivering these, either independently or, more effectively, in combination with each other.

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

Policy C1 - City Centre Development – Regional Centre

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

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

Policy C2 – City Centre Business Zone and Union Street

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

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

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

Proposals to use basement and upper floor levels for retail purposes will be encouraged in principle.

Brownfield Sites

- 2.12 Sites are required for 7,000 homes on brownfield sites to meet the requirements of the Structure Plan up to 2023. Brownfield sites are normally found within the existing built-up area and are sites which have previously been developed. The identified sites are listed in Appendix 1, Table 1 and are shown on the Proposals Map.
- 2.13 Redevelopment in the existing urban area can play an important part in regenerating areas, remove local eyesores, bring land and buildings back into effective use and reduce the need for car based travel. Brownfield development may present difficulties, such as land assembly or site preparation but these are likely to be outweighed by its inherent sustainability - it recycles land, it can reduce pollution by encouraging use of public transport and help to maintain local services such as schools or local shops. Planning briefs or masterplans may be required for larger brownfield sites or sites in sensitive locations and where appropriate, an assessment of contamination of brownfield sites will be required prior to the granting of planning permission.
- 2.14 Developers will need to provide the necessary infrastructure and developer contributions as required by Policy I1 and, where necessary, using the criteria for calculating developer contributions as set out in the Infrastructure and Developer Contributions Manual. The precise level of infrastructure requirements and developer contributions will need to be agreed with the Council, and other statutory agencies, through the masterplanning and planning application process. The level of provision or contribution required will be commensurate to the scale and impact of the development proposed.
- 2.15 Appendix 1, Table 1 shows the brownfield sites identified through the Brownfield Urban Potential Study that have been assessed as suitable for potential future housing development. Included within this table are the brownfield sites with planning consent, which were not effective in the 2007 Housing Land Audit. Therefore these sites have not already been included within the Effective Land Supply 2007 housing numbers from the Structure Plan. Sites with planning consent are shown in Appendix 1, Table 2 which shows the total number of units that it is thought brownfield sites could accommodate in Aberdeen. Sites that have been included within both the Brownfield Urban Capacity Study and the planning consent tables have not been double-counted for the purposes of calculation in Appendix 1, Table 3.
- 2.16 As shown in Table 1, the Structure Plan states that we are required to identify land to accommodate 7,000 units between 2007 and 2023. It also requires us to maintain an up to date Brownfield Urban Capacity Study to add to the supply of brownfield opportunities. Appendix 1, Table 3 illustrates that there are sites within Aberdeen with the potential to accommodate between 4,965 units to 8,564 units depending on the density of development. Added to this are 930 units from the Housing Land Audit, which are brownfield sites that have

received planning consent for development since 2007 (the base date for the Structure Plan). Therefore the overall total number of potential units identified for brownfield sites range from 5,895 to 9,494. This includes sites within the regeneration areas.

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

Regeneration Areas

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

Greenfield Development

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

Table 4 Greenfield Development Allowances and Allocations

Housing Allowances	2007-2016	2017-2023	2024-2030	Total
Bridge of Don/Grandhome	3,210	2,100	2,300	7,610
Dyce/Bucksburn	3,080	1,200	740	5,020
Kingswells and Greenferns	1,670	350	400	2,420
Countesswells	2,150	850	0	3,000
Deeside	635	100	0	733
Loirston and Cove	1,250	400	0	1,650
Total	11,995	5,000	3,440	20,435
Structure Plan Allowances	12,000	5,000	4,000	21,000

Employment Land (hectares)	2007-2023	2024-2030	Total
Bridge of Don/Grandhome	5	27	32
Dyce/Bucksburn	36	18.5	54.5
Kingswells and Greenferns	60		60
Countesswells (including 1ha at East Arnhall)	11		11
Deeside	5		5
Loirston and Cove	11	24	34.5
Total	128	69.5	197.5
Structure Plan Allocations	105	70	175

- 2.20 The new sites are identified in the Tables 5-10 below on an area-by-area basis and are shown on the Proposals Map. Detailed masterplans must be prepared for most of these sites before they can be developed. In some cases it will be appropriate for a single masterplan to be prepared for a number of neighbouring sites, (see Figure 1 Masterplan Zones below).
- 2.21 We have allocated more employment land within the time frame 2007- 2023 than required by the Structure Plan. It is important to take account of factors that will reduce the overall actual developable area of employment land such as strategic landscaping, the presence of pylons or other uses within zoned sites and land required for transportation. This level of allocation is necessary to ensure that we meet the Structure Plan target of making 60 hectares of land available to businesses at all times in a range of places and to ensure that at least 20 hectares of the allocation is of a standard that will attract high quality businesses or be suitable for company headquarters. This is important in order to create a wide range of business and industrial areas that will give Aberdeen City a competitive business advantage.

Land Release

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

Policy LR1 – Land Release Policy

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

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

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

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

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

Part C - Phase 3 Housing 2024 - 2030

These sites are safeguarded for residential development for the period 2024 to 2031 to be released by a review of the Local Development Plan. Development on a site allocated for housing in Phase 3, or in close proximity to a housing allocation, that jeopardises the full provision of the allocation will be refused.

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

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

Delivery of Mixed Use Communities

Policy LR2 - Delivery of Mixed-Use Communities

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

Directions for Growth

Bridge of Don/Grandhome

2.24 Significant land allocations have been made to the area north of the River Don to support the Energetica Corridor concept promoted by Aberdeen City and Shire Economic Future. The Energetica concept seeks to improve the economy and promote the energy industry along the Aberdeen to Peterhead growth corridor. The Plan allocates sites for more than 7,000 homes in this area and 25ha of employment land (in addition to more than 75ha of land already zoned here in the adopted Local Plan). Proposed road schemes which will provide benefits to this area include the Aberdeen Western Peripheral Route, the Third Don Crossing and Haudagain roundabout improvements.

Table 5 Development at Bridge of Don and Grandhome

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP25 Dubford	550 homes		
OP10 East Woodcroft North	60homes		
OP12 Grandhome/Whitestripes	2600 homes	2100 homes	2300 homes
	5ha employment		
OP2 Murcar			27 ha employment
Housing Total	3210 homes	2100 homes	2300 homes
Employment Land Total	5ha		27ha

Notes

OP2 - A Development Framework (Murcar Development Framework, June 2008), was approved as Supplementary Guidance. It covers this site and neighbouring land to the south. A masterplan is, however, required for both sites, and this should include provision for a possible Park and Ride site.

Dyce and Bucksburn

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

Table 6 Development at Dyce and Bucksburn

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP24 Stoneywood	500 homes	-	-
OP26 Craibstone North and Walton Farm	1.5 ha employment		18.5 ha employment
OP29 Craibstone South	750 homes	250 homes	
OP27 Land near Bucksburn School	80 homes	-	-
OP30 Rowett South	1,000 homes	700 homes	240 homes
OP28 Rowett North	34.5 ha employment		
OP31 Greenferns Landward	750 homes	250 homes	500
Housing Total	3,080 homes	1,200 homes	740 homes
Employment Land Total	36 ha		18.5 ha

Notes:

- Combined Masterplan required for OP26 and OP28.
- Combined Masterplan required for OP29, OP30 and OP31.
- Dyce Drive Planning Brief and Indicative Masterplan was approved as Supplementary Guidance in march 2004. It covers a section of this site and further land to the north.
- Rowett Research Institute Development Framework was approved as Supplementary Guidance in November 2008. It covers the whole site and was based on the continuing role as a research facility. It has now been proposed that the site will become vacant and available for development in 2011, therefore this document will require to be reviewed.

Kingswells and Greenferns

2.26 More than 50 hectares of employment land allocations have been made to the west of the city in the Kingswells area which will provide employment opportunities in a part of the city where there is little employment land. The main housing sites are at Maidencraig (750 homes) on the A944 corridor and at Greenferns (1,500 homes plus 10ha employment land), which is close to the Northfield, Middlefield and Cummings Park priority areas for regeneration. The proposed AWPR will provide benefits to this area with junctions proposed to the north and south-west of Kingswells.

Table 7 Development at Kingswells and Greenferns

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP40 West Hatton and Home Farm, Kingswells	50 ha employment		-
OP41 Kingswells C	50 homes	-	-
OP42 Kingswells D and West Huxterstone	120 homes	-	-
		-	-
OP43 Maidencraig South East	450 homes	-	-
OP44 Maidencraig North East	300 homes	-	-
OP45 Greenferns Strategic Housing Land Reserve	750 homes	350 homes	400 homes
	10 ha employment		-
OP46 East Arnhall	1 ha employment		
Housing Total	1,670 homes	350 homes	400 homes
Employment Land Total	60 ha		-

Notes

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

Countesswells

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

Table 8 Development at Countesswells

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

Notes

- Masterplan required for OP58

Deeside

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

Table 9 Development at Deeside

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP62 Oldfold	500 homes	50 homes	-
	5 ha employment		-
OP61 Edgehill Road	5 homes	-	-
OP60 Culter House Road	5 homes	-	-
OP59 Peterculter East Site 2	25 homes	-	-
OP64 Craigton Road Pitfodels	20 homes	-	-
OP65 North Garthdee Farm	80 homes	-	-
OP51 Friarsfield*	-	50 homes	-
Housing Total	635 homes	100 homes	0 homes
Employment Land Total	5 ha		-

Notes

- Masterplan required for OP62.
- North Garthdee Farm requires a planning brief.
- * The additional housing at Friarsfield should be incorporated into a Masterplan for the existing allocation at OP51 Friarsfield.

Loirston and Cove

2.29 Loirston is considered suitable for a new community stadium and a site has been identified to accommodate this as part of a mixed use area. The site can also accommodate 1,650 homes and 11ha of employment land It benefits from being close to a major junction with the Aberdeen Western Peripheral Route.

Table 10 Development at Loirston and Cove

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP77 Loirston	1250 homes	400 homes	-
	11 ha employment		-
OP79 Blackhills of Cairnrobin	-		3.5ha employment
OP78 Charlestown	-		20.5ha employment
OP76 Souter Head Road	Retail opportunity		
Housing Total	1250 homes	400 homes	-
Employment Land Total	11 ha		24ha

Notes

- Masterplan required for OP77

3. Delivering Sustainable Communities

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

Delivering Infrastructure, Transport and Accessibility

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

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

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

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

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

Policy I1 – Infrastructure Delivery and Developer Contributions

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

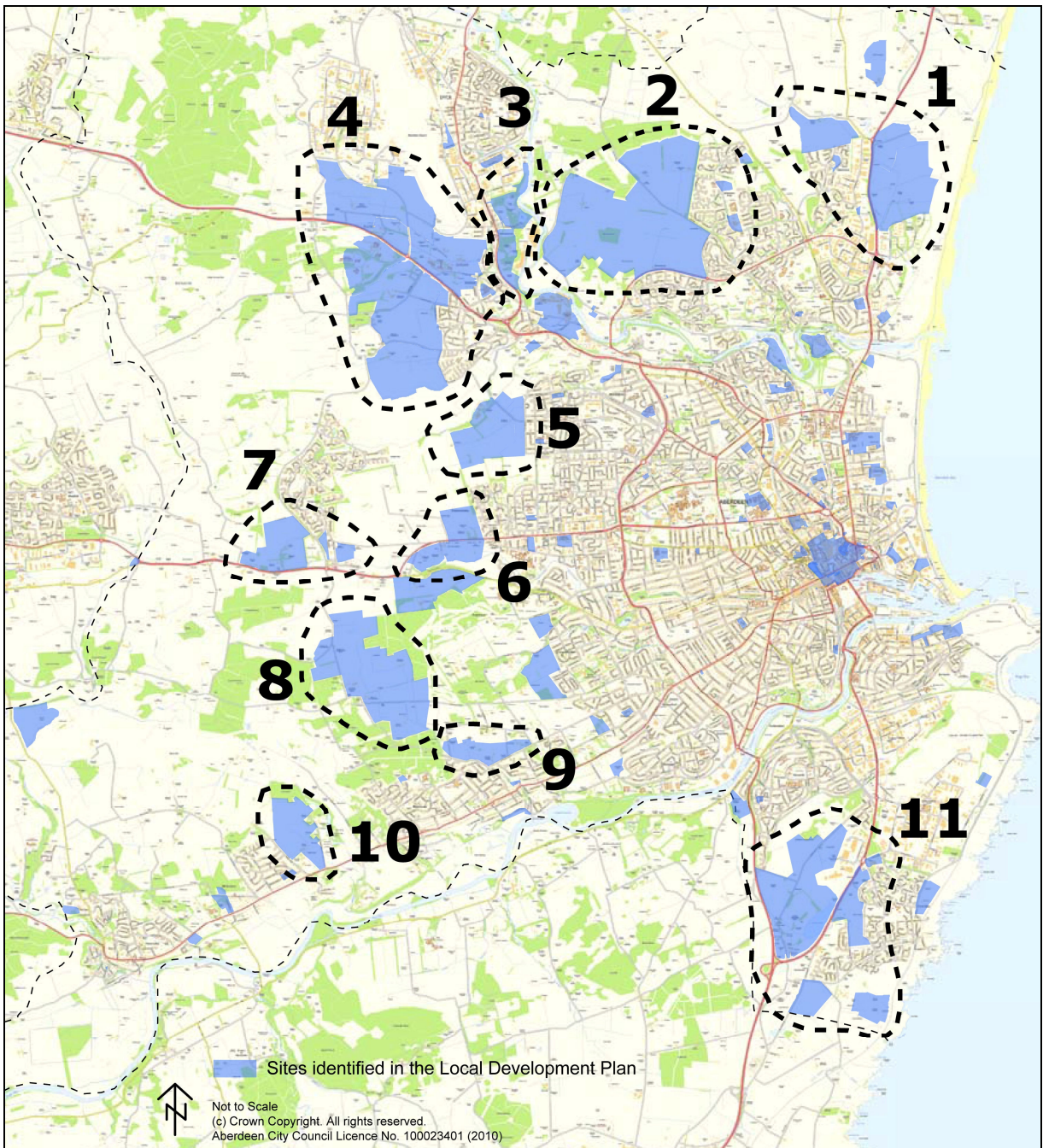
Infrastructure requirements relating to Masterplan Zone sites are set out in Appendix 4 and actions for delivering such infrastructure are described in the Local Development Plan Action Programme. Infrastructure requirements and the level of developer contributions for other development will be assessed using the criteria set out in the Infrastructure and Developer Contributions Manual. The precise level of infrastructure requirements and developer contributions will need to be agreed with the Council, and other statutory agencies. The level of provision or contribution required will be commensurate to the scale and impact of the development proposed.

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

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

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

Figure 1 Masterplan Zones



Masterplan Zone	Sites included
1 – Dubford and Murcar	OP25 Dubford OP2 Murcar
2 – Grandhome	OP12 Grandhome OP10 East Woodcroft
3 – Stoneywood	OP24 Stoneywood

4 – Newhills Expansion and Dyce Drive	OP26 Walton Farm and Craibstone North OP29 Craibstone South OP27 Land near Bucksburn School OP30 Rowett South OP28 Rowett North OP31 Greenferns Landward
5 – Greenferns	OP45 Greenferns
6 – Maidencraig	OP43 Maidencraig South East OP44 Maidencraig North East
7 – Kingswells	OP40 West Hatton, Home Farm, Home Farm Kingswells OP41 Kingswells C OP42 Kingswells D and West Huxterstone
8 – Countesswells	OP58 Countesswells
9 – Friarsfield	OP51 Friarsfield North
10 – Oldfold Farm	OP62 Oldfold
11 – Loirston	OP79 Blackhills of Cairnrobin OP78 Charlestown OP76 Souter Head Road OP77 Loirston

- 3.5 Good transport connections are essential to the economic prosperity of Aberdeen and the quality of life of people living and working in the City. This Plan seeks to address the link between land use and transport and to ensure that both existing and future communities have access to a comprehensive and effective transport network.
- 3.6 The Plan takes account of the Aberdeen Local Transport Strategy (LTS) which was adopted in March 2008, as well as the Regional and National Transport Strategies. The LTS presents Aberdeen City Council’s vision for transport in the City and sets out a comprehensive list of actions and policies for transport up to 2012. The LTS includes aims to ensure the provision of an integrated and accessible transport system, minimise the environmental impact of transport and to integrate with and support sustainable development, health and social inclusion.
- 3.7 Transport projects required to support the delivery of new housing and employment growth have been identified. This includes new and improved public transport services and walking and cycling infrastructure as well as new roads. These will need to be reflected in any review of the Local Transport Strategy.
- 3.8 This Plan also includes land use related policies that will help to deliver proposals in the LTS and, in turn, shape future travel behaviour. The Transport

and Accessibility Supplementary Guidance document sets out further details on many of the transport policies and issues identified.

- 3.9 The continued rise in travel by single occupancy vehicles is a major contributor to increasing carbon dioxide emissions, and is accelerating climate change and worsening traffic congestion with major financial implications to the economy. A very significant change in travel patterns and travel behaviour is necessary and such a change will not be achieved unless new homes are accompanied by a commensurate increase in local services, employment opportunities and investment in walking, cycling and public transport facilities. Modal shift from private vehicles is necessary in order to free road capacity for the efficient movement of goods. Proposals which enhance opportunities for freight transport by sea or rail without encouraging modal shift to private vehicles will be viewed favourably.
- 3.10 The development of new communities should include integrated public transport and walking and cycling infrastructure to ensure that sustainable modes of travel provide an attractive alternative to the car. Transport infrastructure requirements relating to the Masterplan Zones are set out in the accompanying Action Programme. More detailed assessments will need to be undertaken and agreed with the Council and key agencies at the masterplanning, pre-application and planning application stages in order to determine the impact of development and the precise range of transport measures and developer contributions required to support development.

The Transport Framework

- 3.11 A thorough assessment of the transport issues associated with future growth in the City has been undertaken and this is known as the Transport Framework. The Transport Framework was carried out in two key stages. Part A helped to identify the most sustainable locations for growth and to establish the minimum level of services and infrastructure likely to be required to support each development. The transport infrastructure identified has been included in the list of infrastructure requirements set out in the Action Programme.
- 3.12 Part B involved more detailed analysis of the cumulative impact of development proposed across the North East and the likely scale of transport interventions required to support this amount of development. This has involved transport modelling to test the transport impact of development. As a result, a number of possible schemes has been identified which could be considered to address the cumulative impact of development across the region. These are listed in the Infrastructure and Developer Contributions Manual. However, these schemes do not represent definitive solutions and further detailed assessment is required to determine the most appropriate strategy.

Land for Transport

3.13 We have identified a range of transport schemes to meet the objectives of the Local and Regional Transport Strategies. These schemes are proposed in order to address existing transport issues and will not be subject to developer contributions. They will play a vital role in supporting the economic vitality of the City. Some transport schemes may be subject to approval from Transport Scotland / Scottish Government.

Policy T1 – Land for Transport

Land has been safeguarded for the transport projects listed below and these are highlighted in on the proposals map.

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

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

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

Managing the Transport Impact of Development

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

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

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

Policy T2 – Managing the Transport Impact of Development

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

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

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

Promoting High Quality Design

- 3.16 Scottish Government policies ‘Designing Places’, ‘Designing Streets’ and ‘A Policy on Architecture for Scotland’ have all been published with the aim of raising design quality and form the basis for the architecture and placemaking policy in Aberdeen.
- 3.17 Well designed places will be respected in years to come as areas where people can live and work and spend recreational time. Places should be designed to support the development of a community and leave a positive legacy. Good design brings benefits for the developer in increasing sales values, rental returns, providing a competitive investment and reducing public opposition to development. For the public, good design can reduce energy consumption, increase safety, provide health benefits, create civic pride and foster social inclusion.
- 3.18 Development must promote good architecture, foster excellence in design, involve the community, ensuring value for money and sustainable development is achieved. The design of new development will be based on an understanding of its context and respond to its location, both in terms of landscape fit and design quality. Existing historic context will inform development where appropriate. This does not mean pastiche or imitation buildings are required. Well proportioned and detailed contemporary architecture can be designed to fit most contexts and this is always preferable to a poor pastiche. This does not preclude using historically informed design in authentic materials, where this would complement the adjacent buildings or streetscape.
- 3.19 A number of sites will be released for development through this Plan and alongside new masterplans for these sites a number of existing frameworks will also be brought forward. These are listed in Appendix 5.
- 3.20 The skyline contributes significantly to the character of the City. Tall or large scale buildings can add to and positively enhance the identity of the City if well designed. However, they can have a detrimental effect if due consideration is not given to their context, form and massing. We have prepared Supplementary Guidance on this issue.
- 3.21 The design review process is highlighted in the Structure Plan as a measure to improve design quality. The Aberdeen City and Shire Design Review Panel will provide advice on design issues for masterplans and planning applications for significant developments. Referral of a project to the Panel is encouraged as early as possible in the planning process. The outcome of the Design Review process will be a material consideration in the determination of relevant planning applications. Design Statements should be submitted in accordance with Planning etc (Scotland) Act 2006 and be central to promoting high quality development.

Policy D1 - Architecture and Placemaking

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

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

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

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

Policy D2 - Design and Amenity

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

1. Privacy shall be designed into higher density housing.
2. Residential development shall have a public face to a street and a private face to an enclosed garden or court.
3. All residents shall have access to sitting-out areas. This can be provided by balconies, private gardens, terraces or communal gardens.
4. When it is necessary to accommodate car parking within a private court, the parking must not dominate the space: no more than 50% of any court should be taken up by parking spaces and access roads. This figure is a guideline and the planning authority reserves the right to consider each case on its particular planning merits. Underground or decked parking will be expected in high density schemes.
5. Individual flats or houses within a development shall be designed to make the most of opportunities offered by the site for views and sunlight. Repeated standard units laid out with no regard for location or orientation are not acceptable.
6. Development proposals shall include measures to design out crime and design in safety.
7. External lighting shall take into account residential amenity and minimise light spillage into adjoining areas and the sky.

Development deemed to have an influence on public realm in the City Centre, Town,

District or Neighbourhood Centres will make an agreed contribution to art or other enhancement of the public realm.

Sustainable and Active Travel

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

3.16 Achieving a well integrated and sustainable transport system can be significantly assisted by protecting and improving links, suitable for non-motorised use, between residential, employment, recreation and other facilities, making it quick, convenient and safe for people to travel by walking or cycling. It is particularly important that any new development takes into account permeability, maintaining and enhancing any connections which help to facilitate active and sustainable travel.

Policy D3 - Sustainable and Active Travel

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

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

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

Built Heritage

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

Policy D4 - Aberdeen's Granite Heritage

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

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

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

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

Policy D5 - Built Heritage

Proposals affecting Conservation Areas or Listed Buildings will only be permitted if they comply with Scottish Planning Policy.

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

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

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

Landscape

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

Policy D6 - Landscape

Development will not be acceptable unless it avoids:

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

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

The landscape design scheme will be expected to conform to our Supplementary Guidance on landscape.

Supporting Business and Industrial Development

- 3.25 Maintaining a ready supply of employment land in the right places is vital to Aberdeen retaining its position as a competitive and sustainable business location. If a ready supply of employment land is not maintained, then it will be unlikely that the housing population targets set by the structure plan will be achieved. Therefore, in accordance with the Aberdeen City and Shire Structure Plan, a phased, large allocation of employment land has been identified. This will ensure that the planning system does not act as a constraint to economic development.
- 3.26 In addition to the provision of new sites it is important to safeguard from other development pressures the supply of existing industrial and business land throughout the City. This is particularly important for sites situated in strategic locations, i.e., close to or beside Aberdeen Airport, Aberdeen Harbour (including land suitable for harbour-related uses) and the City Centre and, sites with good accessibility and visibility to main roads and rail links.
- 3.27 It is recognised that support facilities such as shops, hotels, leisure and sports uses, crèches and children's nurseries can make an important contribution to the City's employment areas. Such facilities are already present on a number of the City's employment areas and the plan supports the provision of these uses, where appropriate, within employment areas. Bad neighbour uses should be located so that they do not adversely affect the amenity of adjoining users.
- 3.28 In order to meet the requirements of the Aberdeen Waste Strategy, sites are required for energy recovery facilities and other new waste management facilities. It is considered that industrial sites have the potential to accommodate these facilities subject to the considerations identified in Policy R3 – Waste Management Facilities.

Policy BI1 - Business and Industrial Land

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

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

New business and industrial land proposals shall make provision for areas of

recreational and amenity open space, areas of strategic landscaping, areas of wildlife value and footpaths, in accordance with the Council's Open Space Strategy, Open Space Supplementary Guidance and approved planning briefs/masterplans.

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

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

Specialist Employment Areas

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

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

Policy B12 - Specialist Employment Area

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

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

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

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

West End Office Area

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

Policy BI3 - West End Office Area

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

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

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

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

Aberdeen Airport and Aberdeen Harbour

- 3.32 Both the airport and harbour are vital hubs which provide a service for the region as a whole. Land within the airport operational area and the harbour port boundary should be maintained for their respective related activities. This could include administrative offices, warehousing, car parking and possibly hotels. In order to preserve the amenity of residents, we will maintain the night-time ban on helicopter movements except for emergency situations.
- 3.33 Public Safety Zones are areas of land at the ends of the airport runway within which development is restricted in order to control the number of people on the ground at risk in the event of an aircraft accident on take-off or landing.

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

Policy BI4 - Aberdeen Airport and Aberdeen Harbour

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

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

Pipelines and Major Accident Hazards

- 3.35 Aberdeen contains a number of pipelines associated with the oil and gas industry. Whilst they are subject to the stringent controls under existing health and safety legislation, it is also a requirement of EU Council Directive 96/82/EC (Seveso II) to control the kinds of development permitted in the vicinity of these installations. For this reason, we have been advised by the Health and Safety Executive of consultation distances for these installations. Land within these consultation distances is shown by the pipeline notification areas on the proposals map.

Policy BI5 - Pipelines and Controls of Major Accident Hazards

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

Meeting Housing and Community Needs

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

Policy H1 - Residential Areas

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

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

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

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

Policy H2 - Mixed Use Areas

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

Density

- 3.36 In the interests of sustainability and efficient use of land higher density developments are generally encouraged. Higher densities also have the benefit of helping to maintain the vitality and viability of local services and facilities,

allow for the effective provision of public transport, enhance the economic viability of development and increase energy efficiency.

- 3.37 A minimum density of 30 dwellings per hectare (net) has been set by the Structure Plan for all developments over 1 hectare. How attractive a place feels is a matter of the design and it will be for the masterplan or planning application to determine which areas could accommodate higher or lower densities, providing an overall density of 30 dwellings per hectare is achieved.
- 3.38 The density of existing development should not dictate that of new housing by stifling change or requiring replication of existing style or form. If done well, imaginative design and layout of development can lead to a more efficient use of land without compromising the local environment.

Policy H3 - Density

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

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

Housing Mix

- 3.39 It is important in the development of new communities to achieve a good mix of size and type of dwellings. Such an approach helps to create mixed and inclusive communities offering a choice of housing and lifestyle and can assist the urban design process. The character of the area, site characteristics, the market and housing need will dictate different mixes on different sites across Aberdeen. Although a mix is desirable on all sites, there may be reasons why this cannot be achieved on smaller sites. As a consequence, Policy H3 applies only to sites of larger than 50 units. This policy does not apply to supported housing developments, student housing, or to other specialised housing such as sheltered housing for the elderly.

Policy H4 - Housing Mix

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

Affordable Housing

- 3.40 A Housing Need and Demand Assessment (HNDA) has been undertaken for Aberdeen City and Shire to assess future housing requirements for each housing market area to ensure that land is identified to fully meet requirements including affordable housing need.
- 3.41 Consistent with this strategy an estimate of annual housing need has been calculated. The level of annual need is 30% of the total housing requirement for Aberdeen. This estimate of net annual housing need depends greatly on the economy and the housing market. If affordability were to improve in the Aberdeen HMA the current affordable housing stock, including forecast new build projects, would remain insufficient to meet arising need. This suggests that need in the Aberdeen HMA is particularly chronic. The evidence presented in the HNDA justifies the inclusion of an affordable housing policy to help address housing need.
- 3.42 The provision of affordable housing should not jeopardise the delivery of housing as this would be counter productive and would increase affordability constraints and have other knock on impacts on the local economy. Therefore, affordable housing requirements must be realistic and taking into consideration the provisions of Planning Advice Note 74 which sets a benchmark of 25% and Structure Plan affordable housing targets. To ensure viability of development, the requirement has been set at 25% for all areas of the City.
- 3.43 In Aberdeen small sites, those capable of accommodating up to 4 dwellings, contribute only a small proportion of the land supply. Therefore a threshold of 5 units has been set for affordable housing contributions.

Policy H5 - Affordable Housing

Housing developments of 5 units or more are required to contribute no less than 25% of the total number of units as affordable housing. Further guidance on the provision of affordable housing from new developments is available in Supplementary Guidance on Affordable Housing.

Gypsies and Travellers

- 3.44 Gypsies and Travellers are a distinct ethnic group. The lack of suitable, secure accommodation underpins many of the inequalities that Gypsy and Traveller communities experience. It also often leads to Gypsies and Travellers using public and private land to set up unauthorised encampments. Establishing new permanent and transit sites can help to alleviate some of the problems Gypsies and Travellers face. In January 2008, Craigforth Consultancy & Research was commissioned by Aberdeen City, Aberdeenshire and Moray Councils to carry out an Accommodation Needs Assessment of Gypsies and Travellers in the Grampian area. For Aberdeen the report recommended a reduction in the size of the existing site at Clinterty and the development of another smaller site. In addition, it recommended the development of 1-2 small informal sites, and the provision of privately developed sites. Policy H7 and H8 and Supplementary Guidance will seek to deliver new permanent or transit sites solely for the use of Gypsies and Travellers.
- 3.45 The five Masterplan Zones identified in Policy H8 with the potential to create 1,500 or more houses are each expected to contribute towards the provision of these sites for Gypsies and Travellers. Of these five Masterplan Zones, we have identified three which we consider most appropriate for on-site provision, although all five will have to contribute towards the requirement. The three preferred sites offer opportunities for sites to be distributed to the North, West and South of the City, thereby offering a choice of locations. Where on-site provision is not made, a financial contribution will be required.

Policy H6 - Gypsy and Traveller Caravan Sites

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

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

Policy H7 - Gypsy and Traveller Requirements for New Residential Developments

Sites listed below are required, as a part of the 25% affordable housing contribution, to make contributions towards the provision of sites for Gypsies and Travellers. The contribution will be for small sites of 6 pitches, with a net area of approximately 0.5ha.

Site

- Grandhome
- Newhills Expansion (Craibstone, Rowett South and Greenferns Landward)
- Countesswells
- Greenferns Strategic Housing Land Reserve
- Loirston

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

Housing and Aberdeen Airport

- 3.46 The airport is a noisy neighbour. To avoid conflict with neighbouring uses residential development within close proximity to it is not acceptable.

Policy H8 - Housing and Aberdeen Airport

Applications for residential development under or in the vicinity of aircraft flightpaths, where night time (23:00 to 07:00) noise levels in excess of 57dB LEQ or day-time noise levels in excess of 60dB LEQ are experienced, will be refused due to the inability to create an appropriate level of residential amenity, and to safeguard the future operation of Aberdeen Airport.

Community Facilities

- 3.47 It is important that all sectors of the community enjoy access to a wide range of facilities which support and enhance health, safety and the overall quality of life by providing essential services, resources and opportunities. The Local Development Plan has a role to play in guiding the providers of services and facilities on the overall strategy for new development throughout the City and by outlining where and how facilities might be provided within the context of creating and enhancing sustainable communities. Further details can be found in the infrastructure section.
- 3.48 When existing facilities fall out of use, the possibility of using the premises for alternative community uses, for which there is a demonstrable local need, should be explored. In these cases the character of the original building should be retained where it is considered to be of architectural merit and an important townscape feature.
- 3.49 A need has been identified for new General Practice health centres in various areas of the City and specialised health centres in the City Centre and regeneration priority areas in particular. These are to be supported in principle.
- 3.50 The importance of the Foresterhill complex as the main focus for the development of acute healthcare services and associated medical education in the north east of Scotland is recognised. Expansion within this complex over the lifetime of the plan is welcomed in principle, so as to increase the range of facilities on site and the level of medical service provision to serve the City and wider city region.
- 3.51 Not all the areas designated under Policy CF1 are entirely in institutional use, and in assessing any proposed changes of use or new developments, regard will need to be given to impacts on the character of an area as a whole and on the vitality of any residential community.

Policy CF1 – Existing Community Sites and Facilities

This policy applies to both land zoned as CF1 and to health, education and other community facilities in other local development plan zonings.

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

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

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

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

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

Policy CF2 - New Community Facilities

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

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

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

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

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

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

Supporting Retail Centres

The City Centre and the network and hierarchy of centres

- 3.52 Retailing is a major activity in the City Centre and, as the region's main shopping destination, it is important to maintain and improve the visitor experience on offer to maintain Aberdeen's strength and competitiveness. New shopping floorspace has been provided in recent years at Union Square and by an extension to the Bon Accord Centre, and further improvements will be encouraged to consolidate and enhance Aberdeen's position as one of the UK's leading retail destinations. The guidance and direction given in the City Centre Development Framework will enhance that role.
- 3.53 The city's network of shopping centres has been classified into a hierarchy and the role of each centre in the hierarchy has been set out (see Supplementary Guidance: Hierarchy of Retail Centres). A sequential approach to assessing retail proposals will be taken in accordance with this hierarchy and in line with Scottish Planning Policy.
- 3.54 Existing local shops outside the defined centres play an important role in helping maintain sustainable communities.
- 3.55 Local shopping provision is to be provided in all new major development areas to encourage more sustainable travel patterns for meeting convenience shopping needs. Sites will be identified through the masterplanning process.

Policy RT1 - Sequential Approach and Retail Impact

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

- Tier 1 - Regional centre
- Tier 2 - Town centres
- Tier 3 - District centres
- Tier 4 - Neighbourhood Centres

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

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

Proposals serving a catchment area of a size similar to that of a neighbourhood centre shall be located in a neighbourhood centre. They may also be located in any retail

location that is in the first, second or third tiers of the hierarchy.

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

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

In all cases, proposals shall not detract significantly from the vitality or viability of any first, second, third or fourth tier retail location listed in Appendix 2 and shall accord with all other relevant policies of the local development plan, including those relating to design, access and amenity. A retail impact assessment may be required.

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

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

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

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

Policy RT2 - Out of Centre Proposals

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

1. No other suitable site in a location that is acceptable in terms of policy R1 is available or is likely to become available in a reasonable time.
2. There will be no significant adverse effect on the vitality or viability of any retail location listed in Supplementary Guidance: Hierarchy of Retail Centres.
3. There is, in qualitative or quantitative terms, a proven deficiency in provision of the kind of development that is proposed.
4. The proposed development would be easily and safely accessible by a choice of means of transport using a network of walking, cycle and public transport routes which link with the catchment population. In particular, the proposed development would be easily accessible by regular, frequent and convenient public transport services and would not be dependent solely on access by private car.

5. The proposed development would have no significantly adverse effect on travel patterns and air pollution.

Policy RT3 - Town, District and Neighbourhood Centres

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

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

Policy RT4 - Local Shops

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

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

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

Policy RT5 - Retail Development Serving New Development Areas

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

Proposals for retail development which serves a wider catchment area will be subject to a sequential test and retail impact assessment in accordance with Policy R1. When approval is given for large convenience shops a condition may be imposed to restrict the proportion of non-convenience retail floorspace.

Protecting and Enhancing the Natural Environment

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

The Green Space Network

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

3.59 By encouraging connectivity between habitats, green networks can improve the viability of species and the health of previously isolated habitats and ecosystems. A healthy and resilient natural environment will help us to adapt to climate change. A well-planned increase in woodland cover can substantially enhance the landscape of Aberdeen, improve biodiversity and amenity and help to absorb CO². The development of path networks and other passive recreational facilities and attractions contributes to a more sustainable transport network and expands the range of recreational opportunities close to the city, helping to encourage active travel and healthier lifestyles.

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

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

- Designated Natural Heritage Sites, as set out in Policy NE8.
- Connectivity between habitats.
- Lochs, ponds, wetlands and other watercourses.
- Woodland, hedgerows and individual trees, especially veteran trees.
- Open Spaces defined in Aberdeen's Open Space Audit 2010.
- Opportunities for physical activity and access to the outdoors.

Policy NE1 – Green Space Network

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

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

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

Green Belt

- 3.62 The aim of the green belt is to maintain the identity of Aberdeen and the communities within and around the city by defining their physical boundaries clearly, avoiding coalescence and urban sprawl, maintaining the landscape setting and providing access to open space. The green belt directs planned growth to the most appropriate locations and supports regeneration.
- 3.63 The Aberdeen City and Shire Structure Plan requires both Aberdeen City Council and Aberdeenshire Council to review the boundaries of the green belt as part of the process of preparing their Local Development Plans. A review of the green belt has been carried out and the review document has been published alongside this Plan.

Policy NE2 – Green Belt

No development will be permitted in the green belt for purposes other than those essential for agriculture, woodland and forestry, recreational uses compatible with an agricultural or natural setting, mineral extraction (on sites identified in Policy R1) or restoration or landscape renewal.

The following exceptions apply to this policy:

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

Urban Green Space

- 3.64 Government policy states that open space should only be used for other purposes under exceptional circumstances. The Local Development Plan reflects that advice and sets out details on the exceptions which may apply in Aberdeen.
- 3.65 We completed our first full Open Space Audit in 2010 and the results of this are being used to prepare an Open Space Strategy, which will provide a strategic framework for protecting, creating, connecting, and improving open spaces. The Open Space Strategy recognises the contribution that good quality open

space can make towards stronger communities and healthier lifestyles, making Aberdeen a more attractive place.

Policy NE3 – Urban Green Space

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

1. There is no significant loss to the landscape character and amenity of the site and adjoining areas;
2. Public access is either maintained or enhanced;
3. The site is of no significant wildlife or heritage value;
4. There is no loss of established or mature trees; and
5. Replacement green space is located in or immediately adjacent to the same community, and provides similar or improved benefits to the replaced area and is as accessible to that community, taking into account public transport, walking and cycling networks and barriers such as major roads.

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

Open Space Provision in New Development

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

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

Policy NE4 - Open Space Provision in New Development

The City Council will require the provision of at least 2.8 hectares per 1000 people of meaningful and useful public open space in new residential development. The nature of the provision is set out in Supplementary Guidance on Open Space.

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

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

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

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

Trees and Woodlands

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

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

Policy NE5 - Trees and Woodlands

Development that will result in the loss of, or damage to, established trees and woodlands that have natural or cultural heritage value or contribute to the character, biodiversity or amenity will be resisted.

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

Native trees and woodlands should be planted in new development.

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

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

Flooding and Drainage

- 3.70 We will work with the Scottish Environment Protection Agency (SEPA) and other key stakeholders to manage flood risk in the city, particularly in relation to new development in areas of medium to high flood risk. Development should account for possible climatic changes on the siting of proposals and consider coastal protection, flood defence and land drainage issues. Ultimate responsibility for avoiding or managing flood risk lies with land and property owners.
- 3.71 Indicative River and Coastal Flood Maps (www.sepa.org.uk) provide a more detailed indication of areas at risk from flooding. This includes coastal areas below the 5m contour which are potentially at increasing risk from storm and tidal surges and rising sea levels brought about by climate change.
- 3.72 Flood risk and other environmental damage can be managed by minimising changes in the volume and rate of surface run-off from development sites through the use of Sustainable Urban Drainage Systems (SUDS). SUDS should be incorporated into all development, other than alterations or extensions to dwellings or other small scale extensions. Developers are required to demonstrate that long term maintenance arrangements are in place for SUDS. Further detail is given in the Supplementary Guidance on SUDS. Policy NE7 Natural Heritage sets out how development proposals should address watercourses, and our position on culverting. Where culverts are unavoidable, they should be designed to maintain existing flow conditions and aquatic life. In some circumstances, developments may be required to adapt to flood risk by incorporating water resistant materials and forms of construction.
- 3.73 Applicants will be required to provide an assessment of flood risk where a development is likely to result in a material increase in the number of buildings at risk of being damaged by flooding or where it has been indicated in the opportunity sites schedule that one will be prepared. Windfall sites may also require a flood risk assessment.
- 3.74 Policy NE6 seeks to achieve satisfactory disposal of sewage and thereby maintain and improve standards of environmental quality, public health and

amenity. Assessment of the adverse effects on the environment should include water sources/resources and groundwater. Developers will be required to demonstrate that their proposals for foul drainage are the best available.

Policy NE6 - Flooding and Drainage

Development will not be permitted if:

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

Where more than 10 homes or greater than 100m² floorspace is proposed, the developer will be required to submit a Drainage Impact Assessment (see Supplementary Guidance on Drainage Impact Assessments). Surface water drainage associated with development must:

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

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

Coastal Planning

- 3.75 Aberdeen City's coastline is an important environmental, social and economic asset which needs to be protected and enhanced. It has been classified into two types of area: (1) developed coast, and (2) undeveloped coast. These are shown on the Proposals Map.
- 3.76 Local authorities will be involved in new powers relating to regional marine spatial planning under the Marine (Scotland) Act 2010. Supplementary Guidance will be developed as and when these new powers are introduced.
- 3.77 Terrestrial planning law extends to the mean low water mark of ordinary spring tides, whereas, marine spatial planning extends up to the mean high water

mark. Integrated Coastal Zone Management will be used to address the areas and issues that are common between terrestrial planning and marine spatial planning.

Policy NE7 - Coastal Planning

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

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

In all cases:

1. Development will not be permitted in areas at risk from coastal erosion and flooding.
2. Public access to and along the coast will be protected and promoted wherever possible.

Natural Heritage

- 3.78 The protection, preservation and enhancement of the natural heritage (both sites and species) are important aims of this plan.
- 3.79 We will take a broader approach to protecting natural heritage than just conserving designated or protected sites and species, and will consider ecosystems and natural processes rather than individual sites. The cumulative effect of incremental changes due to development will be considered when assessing planning applications.
- 3.80 The River Dee is a Special Area of Conservation (SAC) which is an international designation. National designations include Sites of Special Scientific Interest. Local designations include Local Nature Reserves, District Wildlife Sites and Sites of Interest to Natural Science, with the latter two soon to be reclassified as Local Nature Conservation Sites or Landscape Areas. Our nature Conservation Strategy includes a list of all designations.
- 3.81 We will help to achieve the EU Water Framework Directive's aim of good ecological status of our water environment and the associated River Basin Management Plan.

Policy NE8 - Natural Heritage

Development that, taking into account any proposed mitigation measures, has an adverse effect on a protected species or an area designated because of its natural heritage value will only be permitted where it addresses the criteria set out in Scottish Planning Policy. These are International Designations, National Designations, Local Designations and European Protected Species and Species protected under the Wildlife and Countryside Act 1981.

In all cases of development at any location: -

1. Applicants should submit supporting evidence for any development that has an adverse effect on a protected species demonstrating both the need for the development and that a full range of possible alternative courses of action have been properly examined and none found to acceptably meet the need identified.
2. An ecological assessment will be required on a designated site or where there is evidence to suggest that a habitat or species of importance (including those identified in the UK and Local Biodiversity Action Plans) exists on the site.
3. No development will be permitted unless steps are taken to mitigate negative development impacts.
4. Natural heritage beyond the confines of designated sites should be protected and enhanced.
5. Where feasible, steps to prevent further fragmentation or isolation of habitats must be sought and opportunities to restore links which have been broken will be taken.
6. Measures will be taken, in proportion to the opportunities available, to enhance biodiversity through the creation and restoration of habitats and, where possible, incorporating existing habitats.
7. There will be a presumption against excessive engineering and culverting; there will be a requirement to restore existing culverted or canalised water bodies where this is possible; and the inclusion of SUDS. Natural buffer strips will be created for the protection and enhancement of water bodies, including lochs, ponds, wetlands, rivers, tributaries, estuaries and the sea. Supplementary Guidance will be developed on buffer strips.

Access and Informal Recreation

3.82 Access to the outdoors for informal recreation contributes to everyday quality of life. Increased levels of physical activity outdoors can contribute to improved health and well-being, while access to high quality areas for outdoor recreation can help the city to attract and retain people. Well-managed access can also assist land management and contribute to an appreciation of the wider environment. It is therefore important that accessible, welcoming and well managed access to and between Aberdeen's recreational areas and the

surrounding countryside is protected and enhanced. This will facilitate opportunities for recreation and physical activity as well as active, sustainable travel.

Policy NE9 – Access and Informal Recreation

New development should not compromise the integrity of existing or potential recreational opportunities including access rights, core paths, other paths and rights of way. Core Paths are shown on the Proposals Map. Where development is proposed, every opportunity should be taken to improve public access, permeability and links to green space for recreation and for active travel.

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

Air Quality

- 3.86 New developments may increase the emission of pollutants that are harmful to human health and impact on quality of life. In contrast, well designed developments can actively help to enhance air quality, manage exposure and reduce overall emissions.
- 3.87 As part of our statutory duties under the UK Environment Act 1995 we undertake the monitoring and assessment of seven key pollutants recognised to impact on health. In Aberdeen only levels of nitrogen oxides and fine particulate matter are of concern. Where national objectives and European limits of these pollutants have been exceeded we are required to designate Air Quality Management Areas. Based on the monitoring and modelling work undertaken, we have declared three Air Quality Management Areas (AQMAs):
1. Parts of the City Centre (including Union Street, Market Street, Virginia Street, Commerce Street, and parts of Holburn Street, Guild Street and King Street);
 2. Anderson Drive (incorporating the whole of Anderson Drive and the area around the Haudagain roundabout); and
 3. Wellington Road (from the Queen Elizabeth II Bridge to Balnagask Road).
- 3.88 The air quality problem in Aberdeen is predominantly a result of emissions from road vehicles (causing around 90% of all NO² emissions within the City Centre) and this is reflected in the locations of the AQMAs. A draft Air Quality Action Plan (2010) for the three AQMAs has been prepared and recommends a wide range of initiatives, including walking, cycling and public transport improvements.

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

Policy NE10 - Air Quality

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

Using Resources Sustainably

Minerals

- 3.90 The future development of the city will require significant mineral resources. Ensuring that minerals are available within the city to support the level of growth envisioned by the Structure Plan avoids the need to transport minerals over long distances, driving down construction costs and supporting jobs in the city. Hard rock, for the laying of roads, continues to be quarried at Blackhills (south of Cove) and North Lasts (north of Peterculter). Sand and gravel extraction has also taken place in the north of the city in the recent past.
- 3.91 Mineral extraction can significantly impact on the amenity of communities and the local environment. This plan identifies and safeguards the sites at Blackhills and North Lasts Quarries, steering mineral extraction to the least sensitive areas with workable mineral deposits.

Policy R1 - Minerals

Mineral extraction proposals are acceptable in principle, provided that:

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

Degraded and Contaminated Land

- 3.92 We are responsible for the implementation of contaminated land legislation. With assistance from SEPA we have powers to designate land as contaminated and require remediation to take place in accordance with our Contaminated Land Inspection Strategy. We maintain a public register, which contains specified information about contaminated land.
- 3.93 The Environmental Act 1995 applies the “polluter pays” principle, which allocates responsibility for the cost of remediation of contaminated land among polluters, landowners and taxpayers. It should be borne in mind that land can also become contaminated through the mitigation of pollution from elsewhere. Reference should be made to Planning Advice Note 33 Development of Contaminated Land.

Policy R2 - Degraded and Contaminated Land

The City Council will require that all land that is degraded or contaminated, including visually, is either restored, reclaimed or remediated to a level appropriate for its proposed use.

Waste as a Resource

- 3.94 National planning policy requires planning authorities to provide for new waste management installations in their development plans and assist in implementing the national Zero Waste Plan’s objectives in relation to sustainable waste management. Paramount is the waste hierarchy, favouring prevention over reuse, recycling/composting, recovery and finally disposal. A development strategy should guide waste facilities to the most sustainable locations. By ‘sustainable location’ national policy means locations close to the source of waste arisings (i.e. proximity principle), well linked to transport networks, supporting green jobs strategies and taking advantage, where possible, of industrial land.
- 3.95 Composting, transfer stations, materials recycling facilities, anaerobic digestion, mechanical and biological and thermal treatment plants represent the principal options to meet future needs. With operational control regulated by SEPA, development planning issues focus on aspects such as location, visual impact, transport and supporting Government policy.
- 3.96 Our Waste Strategy was approved in 2010. In order to reduce the amount of municipal waste going to landfill, we are likely to require the development of a number of new waste infrastructure facilities. In addition, we want to introduce organic waste collection (for food and garden waste) for all

households by 2013. In order to meet the proximity principle, this will require the development of a new organic waste treatment facility in the City.

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

Policy R3 - New Waste Management Facilities

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

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

Applicants must submit:-

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

Proposals for waste management facilities that are located in a building will be acceptable on Business and Industrial Land (BI1).

Inappropriate neighbouring developments that may compromise the operation of existing waste management facilities will not be approved.

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

Policy R4 - Sites for New Waste Management Facilities

The following sites, as shown on the Proposals map, will be safeguarded for waste related uses:

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

Slattie Quarry, Bucksburn – transfer station

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

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

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

Policy R5 - Energy from Waste

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

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

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

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

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

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

Policy R6 - Waste Management Requirements for New Development

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

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

Low and Zero Carbon Buildings

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

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

by 2016/17 and total life zero carbon by 2030. A 30% improvement applies from October 2010 and Scottish Ministers have given a commitment to further review in 2013 and 2016. Assuming Building Standards revisions will follow the rising proportions of carbon emissions specified in the Sullivan Report recommendations, the Aberdeen City and Shire Structure Plan (2009) target for all new buildings to be carbon neutral by 2016 will be satisfied through the Building Standards system.

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

Policy R7 - Low and Zero Carbon Buildings

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

This requirement does not apply to:

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

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

Renewable and Low Carbon Energy Developments

3.105 The development of all types of renewable heat and energy generating technologies, on all scales, is supported in principle. A positive approach to renewable development will help to meet the Scottish Governments target for 50% of Scotland's electricity to be generated from renewable sources by 2020 and 11% of heat demand to be met by renewable sources.

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

Policy R8 - Renewable and low carbon energy developments

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

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

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

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

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

4 Monitoring and Review

- 4.1 Monitoring is a crucial component of implementation of the Plan and will be carried out regularly. We will continually update data and review land use decisions, implementation, and assumptions, in order to identify the impact of the Plan, emerging problems and opportunities, or changing objectives.
- 4.2 In monitoring the Plan, we will be able to see whether and how the policies of the Plan and Supplementary Guidance are working through, for example, analysis of Development Management Sub Committee and appeal decisions.
- 4.3 The Local Development Plan and the accompanying Supplementary Guidance will be updated to reflect any changes to our policy approach. The Action Programme will be updated to reflect progress with individual development proposals and actions for delivering and implementing planning policies. When appropriate we will undertake a review of the Local Development Plan.

Appendix 1 Brownfield Sites

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

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

Site	Size (ha)	Site	Size (ha)
OP81 – 1 Western Road	0.07	OP120 – Former Summerhill Academy	3.3
OP82 – 140 Causewayend	0.15	OP103 – Frederick Street/East North Street	0.23
OP83 – 35 Froghall Road	0.62	OP104 – Froghall Terrace	2.75
OP84 – 393-395 Great Western Road	0.21	OP37 - Greenfern Infant School	0.91
OP85 – 41 Nelson Street	0.06	OP105 – Hillhead Halls	9.90
OP86 – 82-88 Middlefield Place	0.10	OP106 – Hilton Nursery School	0.61
OP87 – Aberdeen College, Gallowgate	1.11	OP108 – Kittybrewster Depot	1.65
OP9 - Aberdeen College, Gordon Centre	2.21	OP109 – Linksfild Academy (part)	2.90
OP88 – Aberdon House	0.64	OP21 - Manor Walk	2.65
OP7 - Balgownie Centre	2.25	OP34 - Marchburn Infant School	1.08
OP89 – Balgownie Machine Centre	0.20	OP110 – Mile End Primary	0.51
OP8 - Balgownie Primary	0.71	OP55 - Milltimber Primary School	1.85
OP15 – Bankhead Academy	2.70	OP22 - Mugiemoos Mill	29.5
OP16 – BP Dyce	3.10	OP111 – Nazareth House	1.10
OP47 – Braeside Infant School	1.28	OP112 – Oakbank School	3.74
OP90 – Broadford Works	3.70	OP113 – Park House, Westburn Rd.	0.79
OP36 – Byron Park Nursery & Infant School	0.77	OP114 – Pittodrie Park	6.00
OP91 – Cattofield Reservoir	1.51	OP116 – Smithfield School	2.27
OP93 – Causewayend Primary School	0.69	OP117 – St Machar Primary School	1.01
OP92 – Citadel	0.15	OP119 – St Peter’s Nursery, Spital	0.09
OP94 – Cornhill Hospital	6.04	OP23 - Stonewood Terrace	1.11
OP73 – Craighill Primary School, Kincorth	0.86	OP121 – Tillydrone Primary School	2.11
OP96 – Croft House	0.52	OP123 – Triple Kirks	0.14
OP97 – Crown House	0.04	OP125 – Urquhart Road Works	1.20
OP49 – Cults Pumping Station	0.69	OP126 – Victoria House	0.21
OP99 – Denburn and Woolmanhill	1.90	OP127 – Victoria Road School	0.67
OP100 – Donside Paper Mill	10.0	OP128 – VSA Gallowgate	0.12
OP101 – Dunbar Halls	1.23	OP130 – Water Lane Grannary	0.06

OP18 – Farburn Terrace Dyce	2.56	OP38 - Woodend Hospital Annex	2.01
OP17 – Former Carden School	0.37	OP131 – Woodside Congregational Church	0.07
OP53 – Kennerty Mill	0.10		

Table 2 Brownfield Housing Sites with Planning Consent (but not effective in the 2005 Housing Land Audit)

Site	Units	Site	Units
86-92 Auchmill Road	20	BP Dyce (Part)	119
9-13 Broomhill Road	12	Broadford Works	398
1-7 Crombie Road	32	Copper Beech, Auchinyell	35
9 Duff Street	8	Dancing Cairns, Auchmill Road, Bucksburn	40
35 Froghall Road	19	Donside Paper Mill	278
393-395 Great Western Road	19	Double 2 Bar, 22 Balnagask Road	20
45-47 Holland Street	21	Elmbank Terrace	12
96-126 John Street	40	Farburn Terrace Dyce	64
11 Jopps Lane, Aberdeen	6	Former Cockers Roses Site, Lang Stracht	104
366 King Street	60	Froghall Terrace	140
24 Market Street	6	Mains of Dyce, Dyce	8
82-88 Middlefield Place	8	Mugiemoss Road	112
41 Nelson Street	21	Powis Lane, Aberdeen	6
54 Park Road	174	Rutherford Church, 120 Rosemount Place	9
21 Polmuir Road	12	Seaforth Road	66
1 and 2 Springbank Terrace	9	Stockethill Church	32
343 Union Street, Aberdeen	9	Timmer Market, East North Street	53
1 Western Road	22	The Portals Bar, 17 Castle Street, Castlegate	7
Bimini, 69 Constitution Street	9	TOTAL	930

Table 3 Potential Brownfield Housing Numbers

Potential Source	Small & Large Site Potential	Indicative Density Range* Low Potential	Indicative Density Range* High Potential
Vacant and Derelict Land	2130.05	2330.1	3889.9
Non Effective Housing Land	249.15	284	531
Industrial and Business Areas	153.9	66	123.75
Institutions	1696.45	1082.15	1860.1
Redevelopment of Other Uses	1350.4	1202.25	2159.1
Brownfield Urban Capacity Study SUB-TOTAL	5,580	4,965	8,564

Brownfield sites with planning consent	930		
TOTAL UNITS*	6,510	5,895	9,494

Includes brownfield sites with planning consent figures

*Indicative Density Range (as set out in the Brownfield Capacity Study within the Technical Appendices)

Appendix 2 Opportunity Sites

Site Reference	Site Name	Site Size	Policy	Other Factors
Bridge of Don and Granhome				
OP9	Aberdeen College Gordon Centre	2.21 ha	Residential	Location suitable for residential development.
OP7	Balgownie Centre, Bridge of Don	2.25 ha	Residential	Former Aberdeen College building. Planning Brief available.
OP8	Balgownie Primary School	0.71 ha	Residential	Vacant Primary School
OP5	Denmore Road Recycling Centre	0.7ha	New Community Facilities	Proposed civic amenity/ recycling centre.
OP6	Dubford Community Facilities	2.46 ha	Residential	Council owned site reserved for community centre, primary school, local shops, etc.
OP1	Hill of Tramaud	16 ha	Green Belt	Landfill followed by reinstatement to uses acceptable to the Council.
OP11	Jesmond Drive, Bridge of Don	3.50 ha	Mixed Use	Planning Permission granted for 82 residential units.
OP13	Land at Grandholme	1.20 ha	Green Belt/ Green Space Network	An opportunity for a small housing development with substantial landscaping and careful high quality design being required to secure landscape renewal.
Dyce and Bucksburn				
OP14	Argyll Road, Aberdeen Airport	2.30 ha	Aberdeen Airport	Planning approval granted for 200 bedroom hotel.
OP15	Bankhead Academy	2.70 ha	Residential	Former Bankhead Academy secondary school.
OP16	BP, Dyce (part)	3.10 ha	Mixed Use	Presents an opportunity for re-use or re-development of vacated accommodation. Parts of the site may be adversely affected by noise from flights. Masterplan needed.
OP17	Former Carden School	0.37 ha	Residential	Part of Dyce PS deemed surplus to requirements.
OP18	Farburn Terrace, Dyce	3.06 ha	Mixed Use	Planning Permission granted for hotel, offices and flats. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP19	Haudagain Triangle	4.34ha	Residential/L and for	Following road improvements in this area, land will become vacant and surplus.

			Transport	Proposal for retail park and urban green space.
OP20	Hopecroft	3.30ha	Residential	This is an opportunity to provide housing (30 homes) near to an area where employment uses predominate.
OP21	Manor Walk	2.65ha	Urban Green Space/Residential	Housing replacement following the junction improvements at the Haudagain.
OP22	Muggiemoss Road, Bucksburn	29.50ha	Mixed Use	Vacant paper mill site and adjoining industrial land. Redevelopment of the site will be subject of a Planning Brief, which will require to be prepared for the site. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP23	Stoneywood Terrace, Dyce	1.11ha	Residential	Lapsed planning permission for housing. Site subject to ownership constraints and aircraft noise.
OP33	A96 Park & Ride	6.7ha	Land for Transport	Land reserved for Park and Ride
Kingswells and Greenferns				
OP35	Auchmill Golf Course, Greenferns	3.70ha	Green Belt/ Green Space Network	Layout and replacement of holes at Auchmill Golf Course. The new holes must be available before the existing ones are taken out of use.
OP36	Byron Park Nursery and Infant School	0.77ha	Residential	Site is in one of the 7 Regeneration areas within the city and is earmarked for 28 new council homes.
OP37	Greenfern Infant School	0.91ha	Residential	Redundant School deemed surplus to requirements.
OP34	Marchburn Infant School	1.08ha	Residential	Site is in one of the 7 Regeneration areas within the city and is earmarked for 35 new council homes.
OP38	Woodend Hospital Annex, Lang Stracht	2.05	Residential	Planning Permission granted for retail development and Fire Brigade Headquarters.
Deeside				
OP47	Braeside Infant School	1.28ha	Residential	Former school site with potential to be redeveloped for residential use.
OP48	Culter Tip	1.80ha.	Green Belt	Playing Fields and Clubhouse.
OP49	Cults Pumping Station	0.69h	Residential	Redundant building which would provide a sustainable brownfield housing site with few apparent constraints or problems. Development will have to respect green linkages to the West of the site and the

				retention of the allotments to the East of the site.
OP50	Earlswells House	0.85ha	Residential	Greenfield site identified in the previous Aberdeen Local Plan 2008 for 10 homes.
OP51	Friarsfield	29.20	Residential	Greenfield site identified Aberdeen Local Plan 2008 for 280 homes.
OP66	Grove Nursery, Hazlehead	5.9 ha	Green Belt	Indoor sports uses will be permitted on this site. Planning permission for such use may include provisions requiring restoration of the site to a use compatible with the objectives of the green belt at such time as the use for which planning permission is granted ceases to be operational.
OP67	Grove Nursery Recycling Centre, Hazlehead	1.5ha	New Community Facilities	Site reserved for a recycling centre.
OP52	Hazledene	16.59	Residential	Greenfield Site identified in the previous Aberdeen Local Plan 2008 for 150 homes.
OP53	Kennerty Mill	0.1 ha	Residential	A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP54	Loirsbank Road, Cults	2 ha.	Residential	The site may be suitable for up to 10 houses. A Flood Risk Assessment demonstrating acceptable consequences will be required.
OP55	Milltimber Primary School	1.85 ha	Residential	The current Milltimber Primary School site is likely to become available in the future. This is due to the proposed development at Oldfold Farm providing a new school to accommodate the additional pupils generated by the development.
OP56	North Lasts Quarry	8.01ha	Green Belt	Ongoing mineral extraction. Planning Permission granted in February 1997 to continue hard rock extraction. Permission given for 10 years with conditions on reinstatement.
OP57	Pinewood	10.60	Residential	Greenfield Site identified in the previous Aberdeen Local Plan 2008 for 150 homes.
OP68	Skene Road, Hazlehead	49.70 ha	Green Belt/ Green Space Network	Planning Permission granted for a phased cemetery development.
Loirston and Cove				
OP69	Aberdeen Gateway/Moss-side/Mains of Cairnrobin	20.25 ha	Business and Industrial Land/Green Belt	Planning Permission granted for a high quality Class 4 Business Use, subject to Section 75 legal agreement. The northern part of the site has been reserved for Open

				Space; a full sized football pitch; a half sized football pitch and associated changing facilities.
OP70	Altens East and Doonies	2.9ha	Business and Industrial Land	Site reserved for waste facilities.
OP71	Blackhills Quarry, Cove	18.2ha	Green Belt	Planning permission granted in 1996 to continue hard rock extraction and processing, extend working area, continue manufacture of asphalt and bituminous macadam, etc.
OP80	Calder Park	15ha	Land Release Policy	New stadium and sports facilities. (Cove Rangers).
OP72	Cove	30 ha	Residential	Cove brief needs re-visiting and a new Masterplan required incorporating housing, community uses and greenspace. Waste license still applies over part of the site.
OP73	Craighill Primary School, Kincorth	0.86 ha	Residential	Vacant Primary School.
OP74	Den of Leggart	6.78 ha	Residential	Housing opportunity for approximately 50 units.
OP75	Stationfields, Cove	9.80h	Residential	Greenfield Site identified in the Aberdeen Local Plan 2008 for 150 homes. This site should be tied into a new Cove Masterplan.
OP76	Souter Head Road, Cove	3ha	Residential	Retail Opportunity. A retail and traffic impact assessment will be required.
City Centre and Urban Areas				
OP63	Aberdeen Market	0.33 ha	City Centre Business Zone	Opportunity for qualitative improvement to include better pedestrian access to The Green.
OP81	1 Western Road	0.07 ha	Residential	Capacity for approximately 22 units. Development on this site is constrained by marketability.
OP82	140 Causewayend	0.15 ha	Mixed Use	Proposed extensions for additional office space.
OP83	35 Froghall Terrace	0.62 ha	Residential	Former workshop.
OP84	393-395 Great Western Road	0.21 ha	Residential	Capacity for approximately 19 units. Development on this site is constrained by ownership.
OP85	41 Nelson Street	0.06 ha	Mixed Use	Capacity for approximately 21 units. Development on this site is constrained by marketability.
OP86	82-88 Middlefield Place	0.10 ha	Residential	Capacity for 8 units. Development on this site has in the past been constrained by

				funding.
OP87	Aberdeen College, Gallowgate	1.11 ha	Existing Community Sites and Facilities	Aberdeen College are currently looking for another site for their City Campus. This will result in the Tower and East blocks becoming surplus to requirements and available for redevelopment.
OP88	Aberdon House	0.64 ha	Residential	Vacant care home. Part of Tillydrone regeneration area.
OP89	Balgownie Machine Centre	0.20 ha	Mixed Use	Former garden machinery centre. Site is Council owned. Land Reserved partially for Berryden Road Improvements.
OP90	Broadford Works, Maberley Street	3.60 ha	Mixed Use	Planning Brief advocates' redevelopment of the site as an 'Urban Village'.
OP91	Cattofield Reservoir	1.51 ha	Residential	Former reservoir deemed surplus to Scottish Waters requirements. Planning Brief prepared May 2005.
OP93	Causewayend Primary School	0.66ha	Mixed-use	Former primary school deemed surplus to requirements.
OP92	Citadel	0.15	City Centre Business Zone	Residential/Mixed use.
OP94	Cornhill Hospital	6.04 ha	Existing Community Sites and Facilities	Former hospital site, redevelopment for mix of uses, residential, office/ business (Class 4), community uses. Within conservation area, substantial granite buildings. Planning Brief required.
OP95	Cotton Street	3ha	Business and Industrial Land	Outline planning approval granted for new warehouses and offices. Contamination issues require to be addressed.
OP96	Croft House	0.52 ha	Residential	Former care home surplus to requirements, suitable for residential development.
OP97	Crown House	0.04 ha	Mixed Use	City centre location suitable for residential use should the building be vacated.
OP98	Denburn Valley/ Belmont Street/Union Terrace	2.56 ha	Urban Green Space	Options for the redevelopment of the gardens are currently under consideration. Area covered by Urban Green Space and mixed use. Conservation Area 2. Listed Buildings. See City Centre Development Framework.
OP99	Denburn and Woolmanhill	1.9 ha	Mixed Use	Prominent position contains Category A Listed Buildings and is within Conservation Areas. Mix of uses including healthcare, hotel, residential, small-scale retail, food and drink, further education, offices/ business (Class 4) and car parking. A Planning Brief has been prepared for the

				site. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP100	Donside Paper Mill	10.00 ha	Mixed Use	Regeneration opportunity for a mixed use development. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP101	Dunbar Halls of Residence, Don Street	1.64 ha	Mixed Use	Conservation area, suitable for student accommodation. Planning Brief available.
OP102	Energy Futures Centre, South Beach	2.90 ha	Urban Green Space	Reserved for an Energy Futures Centre.
OP103	Frederick Street/East North Street Car Park	0.39 ha	Mixed Use	Noise and air pollution from major road adjacent to the site. Castlegate Study Area – to be updated.
OP104	Froghall Terrace	2.55 ha	Mixed Use	Industrial site and depot. Outline Planning Permission for residential development.
OP105	Hillhead Halls of Residence, Don Street	9.90 ha	Residential	Conservation area. Planning Brief available for site. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP106	Hilton Nursery School	0.61 ha	Residential	Former nursery school now deemed surplus to requirements. Location suitable for residential development.
OP107	King Street/ Beach Esplanade	2.00 ha	New Community Facilities	Site is identified by Council resolution for a Mosque, community facilities and open space. Until proposals for these uses are progressed, or if a decision is made not to pursue them, the existing open space use will be protected by Policy NE3 Urban Green Space.
OP108	Kittybrewster Depot	1.65 ha	Mixed Use	Owned by Scottish Water who are looking to promote the site for redevelopment. Land is reserved for the Berryden Improvement Programme.
OP109	Linksfild Academy	12.5ha	Residential	Identified as potential site for the proposed 50m swimming pool. Former Academy site may have potential for housing (2.9ha).
OP110	Mile End Primary	0.51 ha	Residential	Vacant former primary school building replaced by 3Rs school on Midstocket Road. Site would be suitable for residential development.
OP111	Nazareth House	1.10	Residential	Site has planning permission subject to a

				legal agreement for the conversion of existing buildings to form 47 flats and 5 town houses and erection of 40 new build flats with associated demolitions, car aprk and landscape works.
OP112	Oakbank School, Midstocket Road	3.62 ha	Residential	Existing school to be relocated. Planning Brief available.
OP113	Park House, Westburn Road	0.79 ha	Existing Community Sites and Facilities	Planning permission granted for a purpose-designed cancer support centre.
OP114	Pittodrie Park	6.00 ha	Mixed Use	Proposed residential development.
OP115	Shore Porters Warehouse	0.02 ha	Mixed Use	Redundant warehouse. Problems with road noise and internal lighting. Residential will only be considered if suitable amenity can be demonstrated.
OP116	Smithfield School	2.27 ha	Residential	Redundant Secondary School deemed surplus to requirements. Site would be suitable for residential development.
OP117	St Machar Primary School	1.01 ha	Residential	Primary School is now vacant and surplus to requirements. Part of the Tillydrone regeneration area.
OP118	St Nicholas House	0.9ha	City Centre Business Zone	Site will become vacant when the City Council vacate in 2011.
OP119	St Peter's Nursery, Spital	0.09ha	Mixed Use	School has been closed for over 10 years. Sensitive residential redevelopment is preferred. Is within a Conservation Area.
OP120	Former Summerhill Academy	3.3 ha	Residential	Former Secondary School and Education facility is now vacant and surplus to requirements.
OP121	Tillydrone Primary School	2.11 ha	Residential	Former site of Tillydrone Primary School. Part of the Tillydrone regeneration area.
OP122	Tivoli Theatre, Guild Street	0.06	City Centre Business Zone	Leisure Use. A Listed. Beside busy Guild Street and next to transport interchange. The site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP123	Triple Kirks, Schoolhill	0.14 ha	City Centre Business Zone	Office, retail, residential or hotel. Current Planning Permission for office use. A Listed prominent Aberdeen landmark.
OP124	Upper/ Basement Floors, 73-149 Union Street	0.35	City Centre Business Zone	Retail use. Conservation Area 2. Some listed buildings. Potential opportunity to open up unused floors and link with existing used floor space.

OP125	Urquhart Road Works	1.06	Mixed Use	Potential mixed use development. A Planning Brief has been prepared for the site.
OP126	Victoria House, West North Street	0.21	Mixed Use	Vacant building in Aberdeen City Council ownership.
OP127	Victoria Road School	0.67	Residential	Former Primary School recently vacated. The site would be suited for sensitive residential redevelopment.
OP128	VSA Gallowgate	0.12	Mixed Use	Residential/Mixed use.
OP129	The Waterfront, Torry	8.5	Mixed Use	Planning Application submitted. See also Old Torry Planning Study. Former government research station. This site may be at risk of flooding. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP130	Water Lane	0.06	Mixed Use	Redundant granary building. Planning permission for conversion to 12 flats. A Flood Risk Assessment will be required in order to assess its suitability for redevelopment.
OP131	Woodside Congregational Church	0.07	Residential	Vacant church building. Conditional Planning consent to form shop unit (Class 1) and 6 dwelling flats has since lapsed.
OP132	Bon Accord Masterplan	40ha	City Centre Business Zone/Mixed Use	Masterplan prepared for major redevelopment in the City Centre.

Appendix 3 Regeneration Areas – Potential Sites 2007-2016

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

Appendix 4 Infrastructure Requirements for Masterplan Zones

Nature of Contribution	Masterplan Zone
Cumulative Transport Infrastructure	
Contributions required in order to address the cumulative impact of development on the transport network. Possible issues to be resolved / schemes are listed in Supplementary Guidance and further detailed work is required to establish whether these are the most appropriate solutions for each development.	To be confirmed
Roads	
Direct road access from Dubford and Mundurno onto local road connecting to B999 with potential new intersection.	1. Murcar & Dubford
New spur from Murcar to A90 Murcar roundabout.	
New road accesses from Grandhome onto Parkway.	2. Grandhome
Improve Whitestripes Road and B997 to appropriate design standards for forecasted traffic volumes and enable sufficient access to AWPR (does not include further capacity improvements connecting the B977/B997 through Parkhill towards Dyce Drive).	
New road connection from Stoneywood development to A947 with new junctions	3. Stoneywood
Access from employment sites onto new Dyce Drive link road	4. Dyce Drive
Road connection from existing roundabout at A96 / Dyce Drive through masterplan area and to Kepplehills Road.	4. Newhills Expansion
Road access from Greenferns to Provost Rust Drive and Provost Fraser Drive	5. Greenferns
New major junctions on A944 to access Maidencraig sites	6. Maidencraig
New major junction from employment development to access A944.	7. Kingswells
New road links and major junctions at A944, with appropriate design standards to accommodate forecasted traffic volumes.	8. Countesswells
Upgrades to the local road network	9. Friarsfield
New major junction connecting Oldfold to A93	10. Oldfold
Road connections from Loirston to A956 through Industrial area to Souterhead Roundabout and using junction adjacent to Old	11. Loirston

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

Nature of Contribution	Masterplan Zone
Water	
Contributions required in order to provide appropriate infrastructure for water supply and waste water disposal. Scottish Water may explore the potential for addressing the cumulative impact of development on water related infrastructure.	Further details in the LDP Action Programme
Health (contributions set against residential development sites only)	
Extension to Oldmachar Medical Practice at Jesmond Road to accommodate 2 additional GP's. Extension at Bridge of Don Dental Clinic at Cairnfold Road to accommodate General Dental services for 1 additional dental chair. 1 new Community Pharmacy.	1. Dubford (and possible contribution from site at East Woodcroft with Grandhome Zone 2)
New 16 GP Health Centre to accommodate existing 4 GP Practice with 12 additional GP's. Two new 6 chair Dental Surgeries. 4 new Community Pharmacies.	2. Grandhome
New 10 GP Health Centre (including land) to accommodate 8 existing GP's with 2 additional GP's. Extension of Dyce Health Centre to accommodate 2 additional dental chairs. This facility could be included as part of the required new Health Centre, as specified above. 1 new Community Pharmacy.	3. Stoneywood
New 13 GP Health Centre (including land) to accommodate 6 existing GPs with 7 additional GPs. New 6 chair Dental Surgery. This facility could be included as part of the required new Health Centre, as specified above. 3 new Community Pharmacies.	4. Newhills Expansion
New 6 GP Health Centre (including land already identified) to accommodate 4 existing GPs with 2 additional GPs. 2 additional dental chairs in the required as specified above.	5. Greenferns
Extension at Kingswells Health Centre to accommodate 2 additional GP's. New 2 chair Dental facility either in the recommended extension to the Kingswells Health Centre, or on a new site.	6. Maidencraig 7. Kingswells

Nature of Contribution	Masterplan Zone
<p>New 5GP Health Centre (including land). New 4 chair Dental Surgery (including land). This facility could be included as part of the required new Health Centre as specified above. 2 new Community Pharmacies.</p>	<p>8. Countesswells</p>
<p>Extension to the existing Health Centre to support the General Medical Services for the increased population in the Cults community.</p>	<p>9. Friarsfield</p>
<p>Extension to Peterculter Health Centre to accommodate 1 additional GP. Extension of Peterculter Health Centre to accommodate 2 additional Dental Chairs. 1 new Community Pharmacy.</p>	<p>10. Oldfold</p>
<p>Extension to Cove Bay Health Centre to accommodate 3 additional new GPs. Extension at Cove Bay Health Centre to accommodate 2 additional Dental Chairs. 1 new Community Pharmacy.</p>	<p>11. Loirston</p>

Appendix 5

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

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

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

Appendix 6 Supplementary Guidelines

Aberdeen City and Shire Design Review Panel
Aberdeen Masterplanning Process
Affordable Housing
Air Quality
Archaeology and Planning
Bats and Development
Buffer Strips
Children's Nurseries and Sports facilities
City Centre Development Framework
Conversion of steadings
Dormer windows and roof extensions
Drainage Impact Assessments
Dwelling extension in Aberdeen City
Dwelling extension in Cove
Erection of Dwelling House Extensions Forward of the Building Line
Gypsy and Traveller sites
Harmony of Uses –

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

Hierarchy of Retail Centres
Infrastructure and Developer Contributions Manual
Landscape Strategy Part 2 – Landscape Guidelines
Low and Zero Carbon Buildings
Protecting Trees and Woodlands
Shopfront Security
Splitting of residential curtilages
Stonecleaning
Tall and Large Buildings
Temporary Buildings Guide
Transport & Accessibility
Union Street Frontages
Waste Management Requirements in New Development

Appendix 7 Schedule of Land Owned by the Local Authority

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

All site sizes are approximate.

Description of land owned by the planning authority	Reference to policies, proposals or views contained in the local development plan which relate to the land
<u>Proposed Greenfield Development under Aberdeen City Council ownership</u>	
<u>OP10 East Woodcroft.</u> Land North-East of Middleton Park. Western perimeter of the site meets Jesmond Drive, with the B997 meeting the East of the site. Aberdeen City Council's ownership of the site extends to 2.85ha. Grid Reference NJ928121.	Policy LR1 – Land Release Policy. Part A - Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023 Policy H1 – Residential Areas
<u>OP31 Greenferns Landward.</u> Land at Newhills, to the West of Bucksburn and approximately 800m North West of Bucksburn House. Aberdeen City Council's ownership of the site extends to 70ha. Grid Reference NJ880091.	Policy LR1 – Land Release Policy. Part A - Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023 Policy LR1 – Land Release Policy. Part B - Phase 2 Release Development: Housing 2017 – 2023; and Employment 2024 - 2030 Policy H1 – Residential Areas
<u>OP45 Greenferns Strategic Housing Land Reserve.</u> Land at Greenferns. Site is West of Northfield (Davidson Drive), North of Sheddocksley playing fields and South of Bucksburn House. Aberdeen City Council's ownership site extends to 77.4ha; this does not include land at Bucksburn House. Grid Reference NJ894083.	Policy LR1 – Land Release Policy. Part A - Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023 Policy LR1 – Land Release Policy. Part B - Phase 2 Release Development: Housing 2017 – 2023; and Employment 2024 – 2030 Policy LR1 – Land Release Policy. Part C - Phase 3 Residential Development 2024 – 2030 Policy H4 – Mixed Use Areas
<u>OP44 Maidencraig North.</u> Land at Sheddocksley/Maidencraig. Site is West of	Policy LR1 – Land Release Policy. Part A - Phase 1 Release Development: Housing 2007

<p>Sheddocksley (Lewis Road) and North of the Lang Stracht. The site extends 500m West of Lewis Road and Aberdeen City Council's ownership is 5.98ha in total. Grid Reference NJ886071.</p>	<p>– 2016; and Employment 2007 – 2023 Policy H1 – Residential Areas</p>
<p>OP64 Craigton Road, Pitfodels. Aberdeen City Council's ownership extends to 2.39ha. This includes the majority of land to the south of the site and a field to the east of the site. Grid Reference NJ907039.</p>	<p>Policy LR1 – Land Release Policy. Part A - Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023 Policy H1 – Residential Areas</p>
<p>OP77 Loirston. Land at Loirston Loch. Site is West of Loirston Loch and East of the A90. Aberdeen City Council's ownership of the site extends to 26.85ha. Grid Reference NJ935012.</p>	<p>Policy LR1 – Land Release Policy. Part A - Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023 Policy LR1 – Land Release Policy. Part B - Phase 2 Release Development: Housing 2017 – 2023; and Employment 2024 – 2030 Policy H4 – Mixed Use Areas</p>
<p>OP77 Loirston. Land within the Loirston site. Site is West of Wellington Circle and East of Redmoss Road. The land under Aberdeen City Council's ownership covers Calder Park and extends to 15.27ha. Grid Reference NJ941022.</p>	<p>Policy LR1 – Land Release Policy. Part A - Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023 Policy LR1 – Land Release Policy. Part B - Phase 2 Release Development: Housing 2017 – 2023; and Employment 2024 – 2030 Policy H4 – Mixed Use Areas</p>
<p>OP79 Blackhills of Cairnrobbin. Land at Blackhills of Cairnrobbin. The site is South of Cove Road and West of the Leiths Quarry at Blackhills. The planning authority's ownership of the preferred site extends to 3.5ha. Grid Reference NO940999.</p>	<p>Policy BI1 - Business and Industrial Land Policy LR1 – Land Release Policy. Part B - Phase 2 Release Development: Housing 2017 – 2023; and Employment 2024 - 2030</p>
<p>OP75 Stationfields, Cove. Land is identified as an opportunity site in the current local plan. Aberdeen City Council owns a small parcel of land located to the East of Coast Road. Grid Reference NJ953015.</p>	<p>Policy H1 – Residential Areas</p>
<p>Forrit Brae, Playing Fields. Land is part of the 1/13 Rowett development proposal. It is unlikely that development would be permitted on this site as it is currently a recreational ground. Grid Reference is NJ881105.</p>	<p>Policy NE2 – Green Belt</p>
<p>OP66 & OP67 Grove Nursery, Hazlehead. Land is identified as an opportunity site for sports/tennis centre and/or recreation and countryside uses and other uses appropriate to the rural character of the area. Part of</p>	<p>Policy NE2 – Green Belt Policy CF2 - New Community Facilities</p>

the site will be identified for a recycling centre. Aberdeen City Councils ownership extends the whole site, 7.4ha. Grid Reference NJ899054.	
OP57 Pinewood. Site identified for residential development of 150 homes in the previous local plan. Aberdeen City Council owns the western part of the site which is 5.4ha. Grid Reference is NJ899044.	Policy H1 – Residential Areas
OP52 Hazledene. Site identified for residential development of 150 homes in the previous local plan. Aberdeen City Councils ownership extends to 16.84ha. Grid Reference is NJ898048.	Policy H1 – Residential Areas
Kingswells Old Primary School. Site is on Fairley Road and is part of a site identified for residential development. Aberdeen City Councils ownership extends to 1ha. Grid Reference is NJ868064.	Policy H1 – Residential Areas
OP35 Auchmill Golf Course, Greenferns. Layout and replacement of southern holes adjacent to Howes Road at Auchmill Golf Course. Aberdeen City Councils ownership extends to 4ha. Grid Reference is NJ893086.	Policy NE2 – Green Belt Policy NE1 – Green Space Network
<u>Proposed Brownfield Development under Aberdeen City Council ownership</u>	
OP129 The Waterfront, Torry. Aberdeen City Council's site ownership extends to 1.47ha. Grid Reference NJ954052.	Policy H4 – Mixed Use Areas
OP102 Aberdeen Beach South. Informal grass area to the south of the Amusement Park on Wellington Road. Grid Reference NJ954063.	Policy NE3 – Urban Green Space
OP88 Aberdon House. Former Elderly persons home on Coningham Road, Tillydrone. Aberdeen City Council's ownership extends to 0.64ha. Grid Reference NJ934088.	Policy H1 – Residential Areas
OP89 Balgownie Machine Centre. Derelict land and buildings on Great Northern Road. The site is west of, and beside the Kittybrewster Depot. Aberdeen City Council's ownership extends to 0.20ha. Grid Reference NJ931078.	Policy H4 – Mixed Use Areas
OP8 Former Balgownie Primary school on Tarbothill Road. Aberdeen City Council's ownership extends to 0.71ha. Grid Reference NJ936098.	Policy H1 – Residential Areas
OP15 Former Bankhead Academy on Bankhead Avenue. Aberdeen City Council's	Policy H1 – Residential Areas

ownership extends to 2.7ha. Grid Reference NJ981102.	
<u>Former Barracudas Site</u> , Balgownie Road. Aberdeen City Council's ownership extends to 0.01ha. Grid Reference is NJ928102.	Policy H4 – Mixed Use Areas
<u>OP47 Braeside Infant School</u> on Braeside Place. Aberdeen City Council's ownership extends to 1.28ha. Grid Reference NJ911041.	Policy H1 – Residential Areas
<u>OP36 Site of former Byron Park Nursery & Infant School</u> on Springhill Road. Aberdeen City Council's ownership extends to 0.77ha. Grid Reference NJ890080.	Policy H1 – Residential Areas
<u>OP39 Former Causewayend Primary School</u> located near Mounthooly Roundabout on the A96, Causewayend. Aberdeen City Council's ownership extends to 0.69ha. Grid Reference NJ939071.	Policy H4 – Mixed Use Areas
<u>OP73 Craighill Primary School</u> , Kincorth bordered by Hetherwick Road, Gardner Road and Gardner Drive. Aberdeen City Council's ownership extends to 0.86ha. Grid Reference NJ930029.	Policy H1 – Residential Areas
<u>OP96 Croft House</u> accessed by Foresterhill Road and situated between Oldcroft Place and Oldcoft Terrace. Aberdeen City Council's ownership extends to 0.52ha. Grid Reference NJ914075.	Policy H1 – Residential Areas
<u>OP99 Denburn and Woolmanhill</u> . Aberdeen City Council owns the western part of this site, the Denburn car park. The eastern part of the site, Woolmanhill Hospital is not owned by the Council. Aberdeen City Council's ownership to the west extends to 0.77ha. Grid Reference NJ936064.	Policy H4 – Mixed Use Areas
<u>OP5 Denmore Road Car Park</u> . Aberdeen City Council's ownership extends to 0.069ha. Grid Reference is NJ944113.	Policy CF2 - New Community Facilities
<u>OP17 Former Carden School</u> situated on Gordon Terrace, Dyce. Aberdeen City Council's ownership extends to 0.37ha. Grid Reference NJ890127.	Policy H1 – Residential Areas
<u>OP120 Former Summerhill Academy</u> building on Stronsay Drive. Aberdeen City Council's ownership extends to 3.28ha. Grid Reference NJ902066.	Policy H1 – Residential Areas
<u>OP103 Frederick Street/East North Street</u> . Currently a car park with potential for use as a site for housing. Aberdeen City Council's ownership extends to 0.39ha. Grid	Policy H4 – Mixed Use Areas

Reference NJ945065.	
OP37 Greenfern Infants School , now redundant. Springhill Road meets the perimeter of the site to the east, Maidencraig Place to the south and Sheddocksley Road to the West. Aberdeen City Council's ownership extends to 0.91ha. Grid Reference NJ897069.	Policy H1 – Residential Areas
OP19 Haudagain Triangle . Land for road improvements and proposed retail use. Aberdeen City Council's ownership extends to the whole site, 4.34ha. Grid Reference is NJ912090.	Policy T1 – Land for Transport Policy H1 – Residential Areas
OP106 Hilton Nursery School on Hilton Avenue. Aberdeen City Council's ownership extends to 0.61ha. Grid Reference NJ924083.	Policy H1 – Residential Areas
OP109 Former Linksfield Academy situated on King Street. The majority of the site has already been redeveloped; however 2.90ha of the site is in ACC ownership and yet to be redeveloped. Grid Reference NJ944081.	Policy H1 – Residential Areas
Area of ground to the north of OP21 Manor Walk . Aberdeen City Council's ownership extends to 1.92ha. Grid Reference NJ908089.	Policy NE3 – Urban Green Space
OP34 Site of former Marchburn Infant School on Marchburn Drive. Aberdeen City Council's ownership extends to 1.08ha. Grid Reference NJ901087.	Policy H1 – Residential Areas
OP110 Former Mile End Primary school on Midsocket Road. Aberdeen City Council's ownership extends to 0.51ha. Grid Reference NJ921064.	Policy H1 – Residential Areas
OP113 Park House , 116-120 Westburn Rd. Former day care centre for people with learning difficulties. Aberdeen City Council's ownership extends to 0.79ha. Grid Reference NJ928069.	Policy CF1 – Existing Community Sites and Facilities Policy D4: Conservation Areas
OP116 Smithfield School located on Smithfield Drive. Aberdeen City Council's ownership extends to 2.27ha. Grid Reference NJ914084.	Policy H1 – Residential Areas
OP117 St Machar Primary School , former primary school located on Coningham Road, Tillydrone. Aberdeen City Council's ownership extends to 1.01ha. Grid Reference NJ934087.	Policy H1 – Residential Areas
OP118 St Nicholas House , Broad Street, Aberdeen. Aberdeen City Council's	Policy C2: City Centre Business Zone Policy D4: Conservation Areas

ownership covers the whole site and extends to 0.9ha. Grid Reference is NJ942063.	
OP119 Former St Peter's Nursery , Spital. Aberdeen City Council's ownership extends to 0.09ha. Grid Reference NJ939077.	Policy H4 – Mixed Use Areas Policy D4: Conservation Areas
OP121 Site of the former Tillydrone Primary School . Land is now vacant and is located on Harris Drive, Tillydrone. Aberdeen City Council's ownership extends to 2.11ha. Grid Reference NJ933087.	Policy H1 – Residential Areas
OP125 Urquhart Road Works . Former Council depot located on Urquhart Road. Aberdeen City Council's ownership extends to 1.06ha. Grid Reference NJ949071.	Policy H4 – Mixed Use Areas
OP126 Victoria House , West North Street. Aberdeen City Council's ownership extends to 0.21ha. Grid Reference NJ942067.	Policy H4 – Mixed Use Areas Policy D4: Conservation Areas
OP127 Victoria Road School , Victoria Road. Aberdeen City Council's ownership extends to 0.67ha. Grid Reference NJ954051.	Policy H4 – Mixed Use Areas