

## Proposed Action Programme

This Action Programme sets out how Aberdeen City Council proposes to implement the Local Development Plan.

The Action Programme sets out, where possible:-

- A list of actions required to deliver each of the plan's key policies and proposals;
- The name of the person/organisation who is to carry out the action; and
- The broad timescale for carrying out each action.

The Town and Country Planning (Development Planning) (Scotland) Regulations 2008 do not specify particular types of action that should be included, though these may be expected to include the delivery of key infrastructure and preparation of supplementary planning guidance. Actions are not limited to those by the planning authority.

It is not always possible to be precise about the timing of each action but we are able to indicate which actions are required before development can happen.

Our intention is for this Action Programme to be a 'live' document which can be continually updated to reflect progress with each proposal. More detail will be added as we move forward and as new actions are identified. It will be formally published every two years as required by planning regulations.

This Action Programme has four main sections:-

### **Section 1:** Land Allocations

- Brownfield Sites - Housing
- Regeneration Areas - Housing
- Greenfield Sites – Housing
- Greenfield Sites – Employment land

### **Section 2:** Infrastructure Delivery – Projects of Citywide Significance

### **Section 3:** Infrastructure Delivery – Masterplan Zones

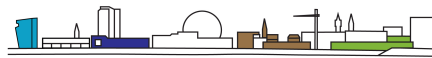
### **Section 3:** Policies

## Section 1: Land Allocations

### Brownfield Sites

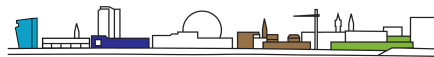
Ref	Brownfield Housing - City (excluding Regeneration Areas)	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
1	Citywide	3859-7458					Aberdeen City Council/Private Sector	<ul style="list-style-type: none"> <li>Brownfield housing development opportunities will be monitored and published by the City Council on an annual basis. This monitoring exercise will identify all known brownfield opportunities and will include an assessment of the development potential of each. The first assessment was published in the Aberdeen Brownfield Urban Potential Study, October 2009 and this was updated in July 2010.</li> </ul>	Brownfield sites become available on an often unpredictable basis, so the figures for the second and third structure plan periods are not shown.
	Structure Plan Allocations	4,000	3,000	7,000	3,000	10,000			

Ref	Brownfield Housing - Regeneration Areas.	2007 - 2016	2017-2023	Total: Phases 1 and 2	2024 - 2030	Total: Phases 1,2,3	Lead Agency	Action/Status/Milestone	Notes
<b>All Areas</b>									
2	Various sites						Aberdeen City Council	<ul style="list-style-type: none"> <li>Aberdeen City Council is in the process of setting up a City Development Company, 'One Aberdeen' with a remit to deliver significant levels of new/improved</li> </ul>	A programme of new Council house-building has already started across the city (see below) and together with other registered Social Landlords the



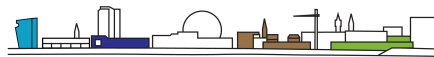
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Ref	Brownfield Housing - Regeneration Areas.	2007 - 2016	2017- 2023	Total: Phases 1 and 2	2024 - 2030	Total: Phases 1,2,3	Lead Agency	Action/Status/Milestone	Notes
								affordable housing within the priority regeneration areas and elsewhere in the period up to 2023 and beyond. Specific projects will be identified as this is taken forward.	City Council aims to accelerate this process.
<b>Middlefield Regeneration Area</b>									
3	Manor Walk	80		80		80	Aberdeen City Council	<ul style="list-style-type: none"> <li>Design Brief to be prepared by Aberdeen City Council.</li> </ul>	
4	Smithfield School	68		68		68	Aberdeen City Council	<ul style="list-style-type: none"> <li>School will be vacated by end of 2010/early 2011.</li> <li>Future potential to be assessed.</li> </ul>	
<b>Northfield Regeneration Area</b>									
5	Former Byron Park Nursery, Northfield	28		28		28	Aberdeen City Council	<ul style="list-style-type: none"> <li>Under construction (as of May 2010). Completion expected March 2011.</li> </ul>	
6	Former Marchburn School	35		35		35	Aberdeen City Council	<ul style="list-style-type: none"> <li>Out to tender (as of June 2010).</li> <li>Construction 2010-2011.</li> <li>Permitted development. No planning permission needed.</li> </ul>	
7	Greenferns Bucksburn House (see p.11 Greenfield Sites – Housing: Ref 11)								This site lies to the west of the Northfield neighbourhood, but the housing allowance is shown in the greenfield list.
<b>Tillydrone Regeneration Area</b>									
8	Aberdon House, Tillydrone	61		61		61	Aberdeen City Council		May be required for alternative use.
9	Donside Paper Mill, Tillydrone.	278		278		278	Devanha Housing Partnership (Devanha Ltd)	<ul style="list-style-type: none"> <li>Planning approval granted in 2007 for a mixed-use urban village incorporating mixed-tenure housing (278 units) (with at least 50% being affordable housing) including a village square (offices (697sqm), employment (372sqm),</li> </ul>	<u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment.



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Ref	Brownfield Housing - Regeneration Areas.	2007 - 2016	2017- 2023	Total: Phases 1 and 2	2024 - 2030	Total: Phases 1,2,3	Lead Agency	Action/Status/Milestone	Notes
								<ul style="list-style-type: none"> <li>local retail (93sqm) and cafe/bistro (93sqm).</li> <li>• Site cleared.</li> <li>• No construction yet.</li> <li>• Flood Risk Assessment may be required.</li> </ul>	
10	Former Tillydrone Primary school	63		63		63	Aberdeen City Council	<ul style="list-style-type: none"> <li>• Design Brief to be prepared by Aberdeen City Council before proceeding to tendering.</li> <li>• Permitted development. No planning permission needed.</li> <li>• No definite timescale yet</li> </ul>	
11	Hayton Road, Tillydrone	30		30		30	Aberdeen City Council	<ul style="list-style-type: none"> <li>• Under construction (as of May 2010). Completion expected May 2011.</li> </ul>	
12	Former St Machar Primary School	96		96		96	Aberdeen City Council	<ul style="list-style-type: none"> <li>• Design Brief to be prepared by Aberdeen City Council before proceeding to tendering.</li> <li>• Permitted development. No planning permission needed.</li> <li>• No definite timescale yet</li> </ul>	
<b>Torry Regeneration Area</b>									
13	1-7 Crombie Road, Torry	32		32		32	Aberdeen City Council/Langstane Housing Association	<ul style="list-style-type: none"> <li>• Complete</li> </ul>	Work began in May 2008 and was completed by May 2010.
15	22 Balnagask Road	20		20		20	Aberdeen City Council/Langstance Housing Association.	<ul style="list-style-type: none"> <li>• Demolition or construction has not yet begun.</li> </ul>	Proposed new social housing development of 20x2 bedroom flats and associated parking.
16	Torry Research Station, Greyhope Road	46		46		46	Aberdeen City Council/Grampian Housing Association/SEPA	<ul style="list-style-type: none"> <li>• Construction commenced on the 3<sup>rd</sup> of May 2010.</li> </ul>	Demolition of the Research Station was completed by July 2008. Residential development of 19 houses and 27 flats together with office accommodation, laboratory, associated accommodation and

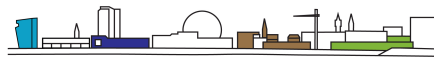


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Ref	Brownfield Housing - Regeneration Areas.	2007 - 2016	2017- 2023	Total: Phases 1 and 2	2024 - 2030	Total: Phases 1,2,3	Lead Agency	Action/Status/Milestone	Notes
									car parking.
17	Victoria Road School	64		64		64	Aberdeen City Council	<ul style="list-style-type: none"> <li>No definite timescale yet.</li> </ul>	Former primary school is surplus to the Councils requirements
<b>Woodside Regeneration Area</b>									
18	1 Western Road	22		22		22	Private Sector	<ul style="list-style-type: none"> <li>Planning approval granted.</li> <li>Construction has not yet begun.</li> </ul>	Planning approval granted for demolition of existing house & outbuildings and erection of 22 affordable 2 Apt. flats associated car parking.
19	Ex Balgownie Machine Centre	19		19		19	Aberdeen City Council	<ul style="list-style-type: none"> <li>No definite proposals yet.</li> </ul>	Redundant building Land partly earmarked for use in the Berryden Road Improvement corridor. Site size has been adapted to mirror this.
20	Kittybrewster Depot (Scottish Water)	157		157		157	Aberdeen City Council/Scottish Water	<ul style="list-style-type: none"> <li>Development Option received from Scottish Water noting the site being surplus to their requirements and intent to see it developed in the future.</li> </ul>	Land partly earmarked for use in the Berryden Road Improvement corridor.
21	Woodside Congregational Church	7		7		7	Private Sector		Renewal of planning consent for the change of use of church to form shop unit (Class 1) and 6 dwelling flats conditionally approved in 2004. Planning consent has since lapsed.
<b>Totals</b>		<b>1106</b>							
<b>Structure Plan Allowances</b>		<b>500</b>	<b>2,000</b>	<b>2,500</b>	<b>2,500</b>	<b>5,000</b>			

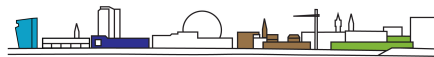
## Greenfield Sites - Housing

Ref	Greenfield Housing - Phasing	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
1	OP25 Dubford	550		550		550	Scotia Homes (Dubford) Tor Ecosse (Mundurno) Tarmac Ltd (Brickworks).	<ul style="list-style-type: none"> <li>Sites allocated in Local Development Plan.</li> <li>Joint Masterplan required for all three sites.</li> <li>Broad infrastructure requirements identified by ACC.</li> <li>Transport Assessment required.</li> <li>Contamination investigation required.</li> <li>Flood Risk Assessment required.</li> <li>Planning permission required.</li> <li>Earliest start on site is post-adoption of Plan (potentially 2012).</li> </ul>	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3: Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Masterplanning</u> - Scotia held initial discussions with local community in Sept 2009 and a Charrette report was submitted to the City Council in Nov 2009.</p> <p><u>Contamination</u> - The potential for contamination on former quarry and surrounding area needs to be investigated according to best practice as detailed in BS10175, 'Investigation of Potentially Contaminated Sites – A Code of Practice'. Contact ACC Contamination Land Unit.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment.</p>
2	OP10 East Woodcroft North	60		60		60	Aberdeen City Council	<ul style="list-style-type: none"> <li>Site allocated in Local Development Plan.</li> <li>Broad infrastructure requirements identified by ACC.</li> <li>Site needs to be included in a City Council programme of land</li> </ul>	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer</p>



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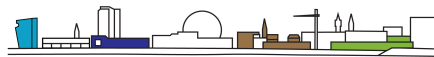
Ref	Greenfield Housing - Phasing	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
								<ul style="list-style-type: none"> <li>disposal.</li> <li>Planning Permission required.</li> <li>Earliest start on site is post-adoption of Plan (potentially 2012).</li> </ul>	Contributions Manual.
3	OP12 Grandhome	2600	2100	4700	2300	7000	Grandhome Trust	<ul style="list-style-type: none"> <li>Site allocated in Local Development Plan Plan.</li> <li>Masterplan required</li> <li>Broad infrastructure requirements identified by ACC.</li> <li>Transport Assessment required.</li> <li>Flood Risk Assessment may be required.</li> <li>Contamination investigation required.</li> <li>Planning Permission required.</li> <li>Earliest start on site is post-adoption of Plan (potentially 2012)</li> </ul>	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Masterplanning</u> - A Charrette leading to the production of a Development Framework/full masterplan was carried out in Mar '10.</p> <p><u>Contamination</u> - Potential for contamination at this site needs to be investigated. Contact ACC Contamination Land Unit.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>
4	OP24 Stoneywood	500		500		500	Dandara	<ul style="list-style-type: none"> <li>Site allocated in Local Development Plan.</li> <li>Masterplan required.</li> <li>Broad infrastructure requirements identified by ACC.</li> <li>Transport Assessment required.</li> <li>Flood Risk Assessment required.</li> <li>Planning permission required.</li> <li>Earliest start on site is post-adoption of Plan (potentially 2012).</li> </ul>	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Contamination</u> - Potential for contamination at this site needs to be investigated. Contact ACC Contamination Land Unit.</p>



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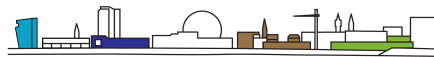
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									Flooding – Developers should liaise with SEPA regarding Flood Risk Assessment
5	OP29 Craibstone South	750	250	1000		1000	Scottish Agricultural College	<ul style="list-style-type: none"> <li>• Site allocated in Local Development Plan.</li> <li>• Masterplan required, preferably jointly with the neighbouring Rowett and Greenferns Landward sites.</li> <li>• Broad infrastructure requirements identified by ACC.</li> <li>• Transport Assessment required.</li> <li>• Flood Risk Assessment required</li> <li>• Planning permission required.</li> <li>• Earliest start on site is post-adoption of Plan (potentially 2012).</li> </ul>	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Contamination</u> - Potential for contamination at this site needs to be investigated. Contact ACC Contamination Land Unit.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>
6	OP30 Rowett South	1000	700	1700	240	1940	University of Aberdeen	<ul style="list-style-type: none"> <li>• Site allocated in Local Development Plan.</li> <li>• Masterplan required, preferably jointly with the neighbouring Craibstone and Greenferns Landward sites.</li> <li>• Broad infrastructure requirements identified by ACC.</li> <li>• Transport Assessment required.</li> <li>• Flood Risk Assessment may be required</li> <li>• Planning permission required.</li> </ul>	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>





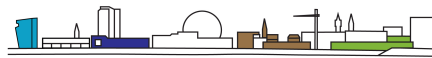
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Ref	Greenfield Housing - Phasing	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
								<ul style="list-style-type: none"> <li>• Earliest start on site is post-adoption of Plan (potentially 2012).</li> </ul>	
7	OP31 Greenferns Landward	750	250	1000	500	1500	Aberdeen City Council	<ul style="list-style-type: none"> <li>• Site allocated in Local Development Plan.</li> <li>• Masterplan required, preferably jointly with the neighbouring Rowett and Craibstone sites.</li> <li>• Broad infrastructure requirements identified by ACC.</li> <li>• Site needs to be included in a City Council programme of land disposal.</li> <li>• Transport Assessment required.</li> <li>• Flood Risk Assessment may be required.</li> <li>• Planning permission required.</li> <li>• Earliest start on site is post-adoption of Plan (potentially 2012).</li> </ul>	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>
8	OP27 Land adjacent to Bucksburn School	80		80		80	Hay Trustees	<ul style="list-style-type: none"> <li>• Site allocated in Local Development Plan.</li> <li>• Broad infrastructure requirements identified by ACC.</li> <li>• Transport Assessment required.</li> <li>• Flood Risk Assessment may be required.</li> <li>• Planning permission required.</li> <li>• Earliest start on site is post adoption of Plan (potentially 2012)</li> </ul>	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>



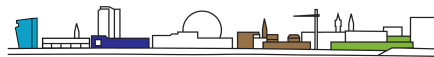
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9	OP41 Kingswells C	50		50		50	Stewart Milne Homes	<ul style="list-style-type: none"> <li>• Small infill site already allocated as Strategic Reserve Land in adopted Aberdeen Local Plan 2008.</li> <li>• Broad infrastructure requirements identified by ACC.</li> <li>• Transport Assessment required.</li> <li>• Flood Risk Assessment may be required.</li> <li>• Planning permission required.</li> <li>• Earliest start on site is post adoption of Plan (potentially 2012)</li> </ul>	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.  <u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>
10	OP42 Kingswells D and West Huxterstone	120		120		120	Stewart Milne Homes/Alba Homes	<ul style="list-style-type: none"> <li>• Site already allocated as Strategic Reserve Land in adopted Aberdeen Local Plan 2008.</li> <li>• Broad infrastructure requirements identified by ACC.</li> <li>• Transport Assessment required.</li> <li>• Flood Risk Assessment may be required.</li> <li>• Planning permission required.</li> <li>• Earliest start on site is post adoption of Plan (potentially 2012)</li> </ul>	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.  <u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>
11	OP45 Greenferns Strategic Housing Land Reserve	750	350	1100	400	1500	Aberdeen City Council	<ul style="list-style-type: none"> <li>• Site already allocated as Strategic Reserve Land in adopted Aberdeen Local Plan 2008.</li> <li>• Masterplan and Development Framework approved.</li> <li>• Broad infrastructure requirements identified by ACC.</li> </ul>	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.  <u>Flooding</u> – Developers should liaise with SEPA regarding</p>



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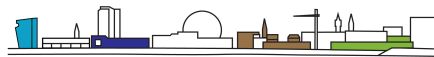
Ref	Greenfield Housing - Phasing	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
								<ul style="list-style-type: none"> <li>Site needs to be included in a City Council programme of land disposal.</li> <li>Transport Assessment required.</li> <li>Flood Risk Assessment required</li> <li>Planning permission required.</li> <li>Earliest start on site is post adoption of Plan (potentially 2012)</li> </ul>	Flood Risk Assessment
12	OP43 Maidencraig South East	450		450		450	Various landowners	<ul style="list-style-type: none"> <li>Site already allocated as Strategic Reserve Land in adopted Aberdeen Local Plan 2008.</li> <li>Masterplan required.</li> <li>Broad infrastructure requirements identified by ACC.</li> <li>Transport Assessment required.</li> <li>Flood Risk Assessment may be required.</li> <li>Planning permission required.</li> <li>Earliest start on site is post adoption of Plan (potentially 2012)</li> </ul>	Infrastructure - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual. <u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment
13	OP44 Maidencraig North East	300		300		300	Newpark Farm Ltd/ Aberdeen City Council	<ul style="list-style-type: none"> <li>Site allocated in Local Development Plan.</li> <li>Masterplan required.</li> <li>Broad infrastructure requirements identified by ACC.</li> <li>Site needs to be included in a City Council programme of land disposal.</li> <li>Transport Assessment required.</li> <li>Flood Risk Assessment may be required.</li> </ul>	Infrastructure - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual. <u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment



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								<ul style="list-style-type: none"> <li>• Planning permission required.</li> <li>• Earliest start on site is post-adoption of Plan (potentially 2012).</li> </ul>	
14	OP62 Oldfold	500	50	550		550	The Seven Incorporated Trades of Aberdeen Trades Widows' Fund/Cala Homes North	<ul style="list-style-type: none"> <li>• Site allocated in Local Development Plan.</li> <li>• Masterplan required.</li> <li>• Broad infrastructure requirements identified by ACC.</li> <li>• Transport Assessment required.</li> <li>• Flood Risk Assessment may be required.</li> <li>• Planning permission required.</li> <li>• Earliest start on site is post-adoption of Plan (potentially 2012)</li> </ul>	<u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual. Flooding – Developers should liaise with SEPA regarding Flood Risk Assessment
15	OP61 Edgehill Road	5		5		5	Truedeal Securities Ltd	<ul style="list-style-type: none"> <li>• Small site allocated in Local Development Plan.</li> <li>• Planning permission required.</li> <li>• Earliest start on site is post-adoption of Plan (potentially 2012).</li> </ul>	
16	OP60 Culter House Road	5		5		5	Churchill Homes (Aberdeen) Ltd	<ul style="list-style-type: none"> <li>• Small site allocated in Local Development Plan.</li> <li>• Planning permission required.</li> <li>• Earliest start on site is post-adoption of Plan (potentially 2012).</li> </ul>	
17	OP59 Peterculter East - Site 2	25		25		25	Bancon Developments Ltd/Mr & Mrs Mitchell	<ul style="list-style-type: none"> <li>• Site allocated in Local Development Plan.</li> <li>• Planning permission required.</li> <li>• Earliest start on site is post-adoption of Plan (potentially 2012)</li> </ul>	<u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer

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									Contributions Manual.
18	OP51 Friarsfield		50	50		50		<ul style="list-style-type: none"> <li>• Masterplan required.</li> <li>• Broad infrastructure requirements identified by ACC.</li> <li>• Transport Assessment required.</li> <li>• Planning permission required.</li> <li>• Earliest start on site is post-adoption of Plan, but as this is a second phase allocation, this will not be until post 2016.</li> </ul>	Infrastructure - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.
19	OP64 Craigton Road Pitfodels	20		20		20	Kelvinside Developments/Aberdeen City Council	<ul style="list-style-type: none"> <li>• Site allocated in Local Development Plan.</li> <li>• Planning permission required.</li> <li>• Earliest start on site is post-adoption of Plan (potentially 2012)</li> </ul>	Infrastructure - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.
20	OP58 Countesswells	2150	850	3000		3000	Various private owners. Key backer is the Countesswells Consortium.	<ul style="list-style-type: none"> <li>• Sites allocated in Local Development Plan.</li> <li>• Masterplan required.</li> <li>• Broad infrastructure requirements identified by ACC.</li> <li>• Transport Assessment required.</li> <li>• Flood Risk Assessment may be required.</li> <li>• Planning permission required.</li> <li>• Earliest start on site is post-adoption of Plan (potentially 2012).</li> </ul>	Infrastructure - see also:- (1) Action Programme SECTION 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual. Flooding - Liaise with SEPA regarding Flood Risk Assessment



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Ref	Greenfield Housing - Phasing	2007-2016	2017-2023	Total: Phases 1 and 2	2024-2030	Total: Phases 1,2,3	Lead Agency	Actions/Status/Milestone	Notes
21	OP65 North Garthdee Farm	80		80		80	Gordon McWilliam	<ul style="list-style-type: none"> <li>Site allocated in Local Development Plan.</li> <li>Broad infrastructure requirements identified by ACC.</li> <li>Transport Assessment required.</li> <li>Planning permission required.</li> <li>Earliest start on site is post-adoption of Plan (potentially 2012).</li> </ul>	Infrastructure - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.
22	OP77 Loirston	1250	400	1650		1650	J W Muir Group plc. Aberdeen City Council	<ul style="list-style-type: none"> <li>Site allocated in Local Development Plan.</li> <li>Masterplan required.</li> <li>Broad infrastructure requirements identified by ACC.</li> <li>Transport Assessment required.</li> <li>Flood Risk Assessment may be required.</li> <li>Planning permission required.</li> <li>Earliest start on site is post-adoption of Plan (potentially 2012).</li> </ul>	Infrastructure - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual. <b>Flooding</b> – Developers should liaise with SEPA regarding Flood Risk Assessment
	Totals	11,995	5,000	16,955	3,440	20,435			
	Structure Plan Allowances	12,000	5,000	17,000	4,000	21,000			

## Greenfield Sites – Employment Land

	Greenfield Employment Land - Phasing	2007-2023	2024-2030	Lead Agency	Status/Milestone	Notes
	Figures in hectares					
1	OP2 Murcar		27	J & AF Davidson.	<ul style="list-style-type: none"> <li>• Site allocated in the Local Development Plan.</li> <li>• Murcar Development Framework (June 2008) exists for this and adjoining larger sites to the south which are allocated in the Aberdeen Local Plan 2008. Masterplan needs to be prepared to include the whole site (to include provision for possible Park and Choose site).</li> <li>• Broad infrastructure requirements identified by ACC.</li> <li>• Transport Assessment required.</li> <li>• Flood Risk Assessment required.</li> <li>• Planning permission required.</li> <li>• Earliest start on site is post-adoption of Plan (potentially 2012, although depends on proposals on the adjoining zoned site).</li> </ul>	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>
2	OP12 Grandhome	5		Grandhome Trust.	<ul style="list-style-type: none"> <li>• Employment land allocation is within the bigger site area (see 3 above)</li> </ul>	
3	OP26 Walton Farm	1.5		MacRobert Trust.	<ul style="list-style-type: none"> <li>• Small site allocated in the Local Development Plan to the east of the proposed A96-Dyce Drive link road.</li> <li>• Should be included in masterplan for neighbouring site 1/05 Craibstone North.</li> <li>• Infrastructure requirements identified by ACC.</li> <li>• Flood Risk Assessment required.</li> <li>• Planning permission required.</li> <li>• Earliest start on site is post-adoption of Plan (potentially 2012)</li> </ul>	<p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>

	<b>Greenfield Employment Land - Phasing</b>	2007-2023	2024-2030	Lead Agency	Status/Milestone	Notes
4	OP26 Craibstone North		18.5	Scottish Agricultural College/Cala Homes East.	<ul style="list-style-type: none"> <li>Site allocated as Strategic Reserve Land in the Local Development Plan. Not required until post 2023. Plan will be reviewed before then.</li> <li>Flood Risk Assessment will be required.</li> </ul>	<p><u>Contamination</u> - Potential for contamination at this site needs to be investigated. Contact ACC Contamination Land Unit.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>
5	OP28 Rowett North	34.5		University of Aberdeen.	<ul style="list-style-type: none"> <li>Site allocated in the Local Development Plan.</li> <li>Development Framework was agreed for this site in November 2008 but needs to be updated and a masterplan prepared.</li> <li>Broad infrastructure requirements identified by ACC.</li> <li>Transport Assessment required.</li> <li>Flood Risk Assessment required.</li> <li>Planning permission required.</li> <li>Earliest start on site is post-adoption of Plan (potentially in 2012).</li> </ul>	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Contamination</u> -Potential for contamination at this site needs to be investigated. Contact ACC Contamination Land Unit.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>
6	OP45 Greenferns Strategic Reserve Land	10		Aberdeen City Council	<ul style="list-style-type: none"> <li>Employment land allocation is within the bigger site area (see 11 above)</li> </ul>	
7	OP40 West Hatton/Home farm, Kingswells	50		<p>Mr John Sheran/ Knight Frank.</p> <p>Archpeak Ltd/Ryden Property Consultants</p> <p>Findlay family &amp; Summerland Trust/Keppie Planning &amp; Urban Design.</p>	<ul style="list-style-type: none"> <li>Sites allocated in the Local Development Plan. All sections of this site should be masterplanned together as OP40.</li> <li>Broad infrastructure requirements identified by ACC.</li> <li>Transport Assessment required.</li> <li>Flood Risk Assessment may be required.</li> <li>Planning permission required.</li> <li>Earliest start on site is post-adoption of Plan (potentially in 2012)</li> </ul>	<p><u>Infrastructure</u> - see also:- (1) Action Programme Section 3:Infrastructure Delivery Masterplan Zones, and (2) Supplementary Guidance: Infrastructure and Developer Contributions Manual.</p> <p><u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment</p>



	<b>Greenfield Employment Land - Phasing</b>	2007-2023	2024-2030	Lead Agency	Status/Milestone	Notes
8	OP46: East Arnhall	1			<ul style="list-style-type: none"> <li>Site allocated in the Local Development Plan</li> <li>Planning permission required.</li> <li>Earliest start on site is post-adoption of Plan (potentially in 2012).</li> </ul>	
9	OP58 Countesswells	10		Various private owners. Key backer is the Countesswells Consortium.	<ul style="list-style-type: none"> <li>Employment land allocation is within the bigger site area (see 20 above)</li> </ul>	
10	OP62 Oldfold	5		The Seven Incorporated Trades of Aberdeen Trades Widows' Fund/Cala Homes North.	<ul style="list-style-type: none"> <li>Employment land allocation is within the bigger site area (see 14 above)</li> </ul>	
11	OP77 Loirston	11		J.W. Muir Group.	<ul style="list-style-type: none"> <li>Employment land allocation is within the bigger site area (see 22 above)</li> </ul>	
12	OP79 Blackhill of Cairnrobbin		3.5	Aberdeen City Council.	<ul style="list-style-type: none"> <li>Site allocated as Strategic Reserve Land in the Local Development Plan.</li> <li>Flood Risk Assessment may be required.</li> <li>Not required until post 2023. Plan will be reviewed before then.</li> </ul>	<u>Flooding</u> – Developers should liaise with SEPA regarding Flood Risk Assessment
13	OP78 Charlestown		20.5	J.W. Muir Group.	<ul style="list-style-type: none"> <li>Site allocated as Strategic Reserve Land in the Local Development Plan.</li> <li>Flood Risk Assessment may be required.</li> <li>Not required until post 2023.</li> <li>Plan will be reviewed before then.</li> </ul>	Liaise with SEPA regarding Flood Risk Assessment
	Totals	128	69.5			
	Structure Plan Allowances	105	70			

## Section 2: Infrastructure Delivery – Projects of Citywide Significance

Ref	Key Infrastructure Proposals	Lead Agency	Actions/Status/Milestones
	<b>Transport</b>		
1	Aberdeen Western Peripheral Route	Transport Scotland/ Aberdeen City Council/ Aberdeenshire Council.	<ul style="list-style-type: none"> <li>Route approved by Scottish Ministers in December 2009.</li> <li>Legal challenge submitted by objectors in May 2010.</li> <li>Land acquisitions, Compulsory Purchase Orders, tendering etc to follow.</li> <li>No definite start date.</li> </ul>
2	Haudagain roundabout improvements	Transport Scotland/ Aberdeen City Council.	<ul style="list-style-type: none"> <li>Preferred option agreed by Aberdeen City Council in summer 2008.</li> <li>Scottish Government has agreed in principle to fund improvements but hasn't decided on preferred option.</li> <li>Work not expected to be completed until after the Aberdeen Western Peripheral route is complete.</li> </ul>
3	Third Don Crossing	Aberdeen City Council	<ul style="list-style-type: none"> <li>Planning application submitted by Aberdeen City Council in January 2010.</li> </ul>
4	A96 Chapelbrae Park and Choose. A96 to Dyce Drive/ Aberdeen Airport Link Road	Aberdeen City Council	<ul style="list-style-type: none"> <li>Planning application submitted in May 2010.</li> <li>Implementation timetable tied in with Western Peripheral Route.</li> </ul>
5	Berryden Corridor/Gt Northern Road improvements	Aberdeen City Council	<ul style="list-style-type: none"> <li>Preferred option agreed by Aberdeen City council in Nov. 2009.</li> <li>Preliminary design of whole corridor expected to be complete by spring 2011.</li> <li>Phased construction expected to start summer 2013, subject to funding.</li> </ul>
6	South College Street improvements	Aberdeen City Council	<ul style="list-style-type: none"> <li>Design work complete.</li> <li>Work anticipated to start in summer 2013, subject to funding.</li> </ul>
7	Aberdeen to Inverness rail service improvements	Transport Scotland	<ul style="list-style-type: none"> <li>Identified in Scottish Government's Strategic Transport Projects Review and National Planning Framework Action Programme.</li> </ul>
8	Aberdeen to Edinburgh rail service improvements	Transport Scotland	<ul style="list-style-type: none"> <li>Identified in Scottish Government's Strategic Transport Projects Review and National Planning Framework Action Programme.</li> </ul>
9	Variety of proposals in Regional and Local Transport Strategies	NESTRANS/Aberdeen City Council	<ul style="list-style-type: none"> <li>Projects identified in Regional and Local Transport Strategies will be delivered through the respective Implementation Plans/Delivery Plans associated with these strategies.</li> </ul>
	<b>Water</b>		

Ref	Key Infrastructure Proposals	Lead Agency	Actions/Status/Milestones
10	Upgrades to infrastructure associated with water supply and waste water disposal	Scottish Water/Developers/Landowners	<ul style="list-style-type: none"> <li>Infrastructure requirements for sites identified in the Local Development Plan are set out Section 3 of this Action Programme: Infrastructure Delivery Masterplan Zones, and in Supplementary Guidance: Infrastructure and Developer Contributions Manual.</li> <li>Scottish Water, the City Council and other relevant partners are exploring the opportunity to address the cumulative impact of development across the region.</li> </ul>
	<b>Waste</b>		
11	Sclattie Quarry Transfer Station	Aberdeen City Council	<ul style="list-style-type: none"> <li>Site identified in Proposed Plan.</li> <li>Planning permission required</li> </ul>
12	Recycling centre, Denmore Road	Aberdeen City Council	<ul style="list-style-type: none"> <li>Site identified in Proposed Plan.</li> <li>Planning permission required.</li> </ul>
13	Recycling centre, Grove Nursery	Aberdeen City Council	<ul style="list-style-type: none"> <li>Site identified in Proposed Plan.</li> <li>Planning permission required.</li> </ul>
14	Altens East/Doonies proposed materials recovery facility; anaerobic digestion facility; transfer station.	Aberdeen City Council	<ul style="list-style-type: none"> <li>Site identified in Local Development Plan</li> <li>Planning permission required.</li> </ul>

## Section 3: Infrastructure Delivery – Masterplan Zones

Please note that the list below is not the definitive list of infrastructure requirements. The requirements listed are based on the most up to date information currently available, and additional requirements will be identified through later stages in the preparation of the Local Development Plan. This will include contributions in order to address the cumulative impact of development on the transport network, as identified through the Nestrans LDP Cumulative Transport Appraisal. The Infrastructure and Developer Contributions Manual lists the areas of the transport network where additional transport schemes may be required and appropriate solutions will need to be agreed with the Council, taking account of the cumulative transport modelling work undertaken. In addition, the Open Space Strategy and Supplementary Guidance will identify the likely impact of development on landscape, access, biodiversity, flooding and drainage and trees, and will identify enhancements to the Green Space Network that will mitigate these impacts.

The precise level of infrastructure provision and developer contributions required from any development will need to be agreed with the Council, and other statutory agencies. Masterplans will be expected to reflect the infrastructure requirements identified and should include a Delivery Statement setting out details of how the proposed development, and the accompanying infrastructure, will be delivered. Subsequently, actions relating to the delivery of infrastructure will need to be defined once the Masterplan and Delivery Statement have been agreed with the Council and any key agencies.

Masterplan Zone 1 – Dubford & Murcar		
	Infrastructure Required	Actions/Status/Milestones
WALKING & CYCLING	<ul style="list-style-type: none"> <li>- Strategic east-west link through site connecting to strategic routes.</li> <li>- Upgrade Core Path 12 to formal route and extend past Grandholm Village (south) to Grandholm Bridge</li> <li>- Upgrade footway at A90 Ellon Road to a formal dual use route</li> <li>- New strategic route connecting to Jesmond/ Ashwood and linking through to OP12 Grandhome site and Danestone area</li> <li>- Continuation of footway/remote path alongside the Parkway from Whitestripes Road to Ellon Road (linked to Danestone and OP12 Grandhome)</li> <li>- North-south route through OP2 Murcar employment site and east-west route connecting to strategic route along A90 corridor, which could include path currently identified as Aspirational Core Path 1.</li> </ul>	
PUBLIC TRANSPORT	Bus route from OP25 Dubford and OP2 Mundurno through Denmore with frequent public transport to serve the whole area, which may include extensions to existing services.	
ROADS	Direct road access from OP25 Dubford and OP2 Mundurno onto local road connecting to B999 with potential new intersection.	
	New Spur from OP2 Murcar to A90 Murcar roundabout.	



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WATER	<p>Water– Invercarnie and Mannofield WTW There is currently sufficient capacity at Invercarnie and Mannofield WTW. A new reservoir will be required to support this additional development. Further network investigation will be required and network upgrades are envisaged.</p> <p>Waste – Nigg PFI There is currently sufficient capacity at Nigg PFI. New sewer infrastructure will be required, and possibly one or more new pumping stations due to the gradients of the landscape. A Drainage Impact Assessment will be required to determine what network upgrades will be necessary.</p>	
EDUCATION	<p>With some rezoning Scotstown and Greenbrae Primary Schools should be able to accommodate new development. Any new or replacement primaries to provide facilities for learning in the wider community (learning satellites). Development in the City &amp; Shire could generate a need for additional secondary school capacity to accommodate development. Any new secondary should include a community learning hub.</p>	
HEALTH	<ul style="list-style-type: none"> <li>- Extension to Oldmachar Medical Practice at Jesmond Road by 2 GP's, to support the General Medical Services</li> <li>- Extension at Bridge of Don Clinic at Cairnfold Road to support General Dental services of 1 additional dental chair.</li> <li>- Additional Community Pharmacy (including land) to support the additional patients</li> </ul>	

Masterplan Zone 2 - Grandhome		
Infrastructure Required		Actions/Status/Milestones
WALKING & CYCLING	<p><u>OP12 Grandhome</u> Strategic North/South and East/West route through site linking to other strategic routes outwith the site. Link to Dyce via east/west route and new pedestrian bridge over River Don at Farburn. Link north/east to Denmore routes and Bridge of Don. Link south to National Cycle Network Route 1 to Bannatynes Health Club. Contribution towards footway/remote path along side the Parkway from OP12 Grandhome to Ellon Road (linked to Bridge of Don area).</p>	
	<p><u>OP10 East Woodcroft North</u> Link through site connecting to strategic routes. Link north/east to Denmore routes and Bridge of Don. Link south to National Cycle Network Route 1 to Bannatynes Health Club. Contribution towards provision of footway/remote path along side the Parkway from OP12 Grandhome to Ellon Road (linked to Bridge of Don area).</p>	

<b>PUBLIC TRANSPORT</b>	Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.	
<b>ROADS</b>	New road accesses from OP12 Grandhome onto Parkway with new major junctions. Improving 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).	
<b>WATER</b>	<p><u>OP12 Grandhome</u> Water– Invercannie and Mannofield WTW There is currently sufficient capacity at Invercannie and Mannofield WTW. An expansion of Craigie Service Reservoir, or a new Service Reservoir, would be required to feed this development with a dedicated main. Any site suitable for a new Service Reservoir may be some distance away from the development. A Water Impact Assessment will need to be carried out to determine what network upgrades are necessary Waste – both Nigg PFI and Persley PFI can serve this area There is currently sufficient capacity for this development at Nigg PFI and Persley PFI. New pumping stations may be required if any of the flow needs to be transferred from Persley PFI into the Nigg PFI catchment. A Drainage Impact Assessment will be required to determine what network upgrades will be necessary.</p>	
	<p><u>OP10 East Woodcroft North</u> Water– Invercannie and Mannofield WTW This development is relatively small and shouldn't have too much impact on our water network. Waste – both Nigg PFI and Persley PFI can serve this area This development is relatively small and shouldn't have too much impact on our waste water network.</p>	
<b>EDUCATION</b>	<p><u>OP12 Grandhome</u> 3 to 4 New Primary Schools. New primaries to provide facilities for learning in the wider community (learning satellites). 1 New Secondary School with community facilities. Any new secondary provision to include community learning hub.</p>	
	<p><u>OP10 East Woodcroft North</u> Glashieburn and/or Forehill Primary Schools should be able to accommodate the pupils generated by this development.</p>	

<b>HEALTH</b>	<p><u>OP12 Grandhome</u></p> <ul style="list-style-type: none"> <li>- New GP practice along with dental and community pharmacy facilities is required. GP practice at Danestone is at capacity with no scope for further expansion.</li> <li>- New 16 GP Health Centre to accommodate existing 4 GP Practice with 12 additional GP's. (including land) in the vicinity to support the General Medical Services for the additional patients from the Developments at OP12 Grandhome.</li> <li>- Two new 6 Chair Dental Surgery (including land) in the vicinity to support the additional patients from the OP12 Grandhome Development.</li> <li>- 4 new Community Pharmacy (including land) to support the additional patients from the OP12 Grandhome Development.</li> </ul>	
	<p><u>OP10 East Woodcroft North</u></p> <ul style="list-style-type: none"> <li>- Will need to make a proportionate contribution to the healthcare facilities proposed in Zone 1 above (OP25).</li> </ul>	

<b>Masterplan Zone 3 - Stoneywood</b>		
<b>Infrastructure Required</b>		<b>Actions/Status/Milestones</b>
<b>WALKING &amp; CYCLING</b>	<p>Strategic North South formal route through the site connecting to the Farburn in the north to Mugiemoos Mills path network in the south, as well as site OP28.</p> <p>Contribution towards provision of new pedestrian/cycle bridge across the River Don at Farburn or Mugiemoos Mills.</p> <p>Contribution towards provision of route from Blackburn to Aberdeen along A96 with connections into Dyce.</p>	
<b>PUBLIC TRANSPORT</b>	<p>Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p>	
<b>ROADS</b>	<p>New road connection from OP24 Stoneywood development to A947 with new junctions.</p>	
<b>WATER</b>	<p><b>Water</b>– Invercannie and Mannofield WTW There is currently sufficient capacity at Invercannie and Mannofield WTW. There is easy access to water infrastructure for this site. The storage tank at Overton may need upgrading. Further network investigation will be required.</p> <p><b>Waste</b> – Persley PFI There is currently sufficient capacity at Persley PFI to serve this development. A Drainage Impact Assessment will be required to identify the impact on sewers downstream (see above comments on Masterplan Zone 2 developments).</p>	
<b>EDUCATION</b>	<p>No capacity to extend existing primary school, but there is an opportunity to provide a replacement School on a new site which should include Nursery and community facilities (including learning satellites).</p> <p>Sufficient spare capacity is likely to be available at Bucksburn Academy to accommodate pupils generated by this development.</p>	

HEALTH	<ul style="list-style-type: none"> <li>- Land to be identified for New Health Centre in the Dyce/Stoneywood area, to accommodate a 10GP unit for 8 existing GP's with 2 extra GP's to support the developments.</li> <li>- Extension for 2 additional Dental Chairs at Dyce Health Centre. This facility could however be included as part of the required new Health Centre for the area.</li> <li>- 1 new Community Pharmacy in the Stoneywood area.</li> </ul>	
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<b>Masterplan Zone 4 – Newhills Expansion &amp; Dyce Drive</b>		
<b>Infrastructure Required</b>		<b>Actions/Status/Milestones</b>
WALKING & CYCLING	<p>Strategic East West formal route through the site along the A96 forming a continuation of the cycle route.</p> <p>Strategic North South formal route through site connecting A96 cycle route to Kingswells path network (can utilise B Roads if minimal traffic) – should possibly connect via AWPR junction and link in East West to Bucksburn.</p> <p>New and upgraded links through site connecting to strategic routes and connection to site OP24.</p> <p>Contribution towards provision of new bridge across the River Don at Farburn or Mugiemoor Mills.</p> <p>Contribution towards provision of route from Blackburn to Aberdeen along A96 with connections into Dyce.</p>	
PUBLIC TRANSPORT	Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.	
ROADS	<p>Access from employment sites onto new Dyce Drive link road.</p> <p>Road connection from existing roundabout at A96 / Dyce Drive through masterplan area and to Kepplehills Road.</p>	
WATER	<p><u>OP26 Walton Farm</u></p> <p>Water – Invercannie and Mannofield WTW There is currently sufficient capacity at Invercannie and Mannofield WTW. An off-site mains extension will be required to connect development to existing water infrastructure.</p> <p>Waste – Persley PFI The existing sewer may need to be upgraded and a diversion may be required as well. A Drainage Impact Assessment will be required to identify the impact on sewers downstream (see above comments on Masterplan Zone 2 developments).</p>	



	<p><u>OP26/OP29 Craibstone</u>  Water – Invercannie and Mannofield WTW  There is currently sufficient capacity at Invercannie and Mannofield WTW. An off-site mains extension will be required to connect development to existing water infrastructure.  Waste – Persley PFI  There is currently no existing infrastructure within this area.. A new trunk sewer may be required which would go all the way into Persley PFI. A Drainage Impact Assessment will be required to identify the impact on sewers downstream. (see above comments on Masterplan Zone 2 developments).</p>	
	<p><u>OP30 Rowett South</u>  Water – Invercannie and Mannofield WTW  An off-site mains extension will be required. Due to height levels, this site may need to have water pumped. A Water Impact Assessment will be required to determine whether network upgrades are necessary.  Waste –Persley PFI  There is currently no existing sewer infrastructure within this area. A Drainage Impact Assessment will be required to identify the impact on sewers downstream. (see above comments on Masterplan Zone 2 developments).</p>	
	<p><u>OP28 Rowett North</u>  Water – Invercannie and Mannofield WTW  There is currently sufficient capacity at Invercannie and Mannofield WTW. There is a water main serving this area which comes from Overton Service Reservoir. A Water Impact Assessment will be required to identify whether the storage tank at Overton or any other parts of the network will need upgrading.  Waste –Persley PFI  There is no existing infrastructure within this area.. A Drainage Impact Assessment will be required to identify the impact on sewers downstream. (see above comments on Masterplan Zone 2 developments).</p>	
	<p><u>OP31 Greenferns Landward</u>  Water – Invercannie and Mannofield WTW  There is currently sufficient capacity at Invercannie and Mannofield WTW. A Water Impact Assessment will be required to establish the best option for supplying this development. Network upgrades may also be required.  Waste – both Nigg PFI and Persley PFI will serve this area  There is no existing infrastructure within this area. A Drainage Impact Assessment will be required to identify the impact on sewers downstream. (see above comments on Masterplan Zone 2 developments). While part of Site OP31 is likely to be treated by Persley PFI, the southern part will be treated at Nigg PFI.</p>	

EDUCATION	<p><u>OP27 Land near Bucksburn School</u> Rezoning the Mugiemoos sites to the new larger Stoneywood Primary would create sufficient capacity at the proposed Newhills/Bucksburn Primary to accommodate the additional pupils generated by this development. New primaries to provide facilities for learning in the wider community (learning satellites). Sufficient capacity at current Bucksburn Academy.</p>	
	<p><u>OP29,OP30, OP31 Greenferns, Rowett and Craibstone</u> 3 New Primary Schools and some rezoning required. 1 New Secondary School</p>	
HEALTH	<ul style="list-style-type: none"> <li>- New Health Centre (including land) to accommodate a 13GP Unit for 6 existing GP's with 7 extra GP's to support the developments.</li> <li>- New 6 Chair Dental Surgery This facility could however be included as part of the required new Health Centre for the area.</li> <li>- 3 new Community Pharmacy in the Bucksburn area</li> </ul>	

<b>Masterplan Zone 5 – Greenferns</b>		
<b>Infrastructure Required</b>		<b>Actions/Status/Milestones</b>
WALKING & CYCLING	<p>Strategic east west link through site connecting Howes Road to Kingswells path network + strategic North South route linking to OP44 Maidenraig North. East West link connecting OP44 Maidenraig North to Northfield (Core Path 45 upgrade) Links to Westhill/Aberdeen cycle route.</p>	
PUBLIC TRANSPORT	<p>Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. May be possibility for Public Transport-only link connecting OP45 Greenferns and OP44 Maidenraig North.</p>	
ROADS	<p>Road access from OP45 Greenferns to Provost Rust Drive and Provost Fraser Drive.</p>	
WATER	<p>Water – Invercannie and Mannofield WTW Development on higher contour levels may require pumping. Waste – Nigg PFI A Drainage Impact Assessment will be required to identify the impact on sewers downstream.</p>	

EDUCATION	<p>1 New Primary School including Nursery &amp; Community Learning and Development Facilities. An extension to Heathryburn Primary School may also be required.</p> <p>Additional capacity is likely to be required at Northfield Academy to accommodate pupils generated by this development. Possible re-build of Northfield Academy could create capacity to accommodate these pupils and those from OP44 Maidencraig North development.</p>	
HEALTH	<ul style="list-style-type: none"> <li>- New Health Centre (including land already identified) in the Greenferns area to support the General Medical Services for the additional patients from the OP45 Greenferns development. Will require to accommodate a 6 GP Unit for 4 existing GP's with 2 extra GP's to support the developments.</li> <li>- 2 additional Dental Chairs in the recommended new Health Centre at OP45 Greenferns.</li> </ul>	

Masterplan Zone 6 – Maidencraig		
Infrastructure Required		Actions/Status/Milestones
WALKING & CYCLNG	<p>North South link through site connecting to Langstracht cycle route and OP45 Greenferns.</p> <p>Links to and extensions of Westhill/Aberdeen cycle route.</p> <p>East West link connecting OP44 Maidencraig North to Northfield.</p>	
PUBLIC TRANSPORT	<p>Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.</p> <p>May be possibility for public transport only link connecting OP45 Greenferns and OP44 Maidencraig North.</p>	
ROADS	<p>New major junctions to access sites OP43 Maidencraig South and OP44 Maidencraig North from A944.</p>	
WATER	<p>All of the developments in this area will have a major impact on the sewers downstream and Nigg PFI. A Drainage Impact Assessment will be required to identify the necessary upgrades required.</p>	
EDUCATION	<p><u>OP43 Maidencraig South</u></p> <p>Zoned to Fernielea PS which is forecast to have some spare capacity to accommodate pupils generated, but an extension or temporary accommodation may be required.</p> <p>Zoned to Hazlehead Academy which is forecast to have some spare capacity to accommodate pupils generated, but an extension or temporary accommodation may be required. Alternatively, any rebuild of Hazlehead Academy could accommodate the pupils generated.</p> <p>Community facilities including Learning &amp; Development facilities may also be required.</p>	

	<p><u>OP44 Maidencraig North</u>  Zoned to Kingsford PS which has spare capacity of 65 pupils ay 2010 and 89 in 2018, can accommodate development at this scale. Additional capacity is likely to be required at Northfield Academy to accommodate pupils generated by this development. Possible re-build of Northfield Academy could create capacity to accommodate these pupils and those from OP45 Greenferns development.</p>	
HEALTH	<ul style="list-style-type: none"> <li>- Extension at Kingswells Health Centre to support the General Medical Services for the additional patients from the various Developments in the Kingswells and Maidencraig areas. Space for 2 additional GP's will be required.</li> <li>- 2 Dental Chair facility either in the recommended extension to the Kingswells Health Centre if there is enough land, or on a new site. This would also serve the OP43 &amp; OP44 Maidencraig developments.</li> </ul>	

<b>Masterplan Zone 7 – Kingswells</b>		
<b>Infrastructure Required</b>		<b>Actions/Status/Milestones</b>
WALKING & CYCLNG	<p>East West link connecting employment development to Kingswells and beyond to Northfield.  Links to and extensions of Westhill/Aberdeen cycle route.</p>	
PUBLIC TRANSPORT	<p>Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. Also consider opportunities to integrate Park &amp; Ride services.</p>	
ROADS	<p>New major junction from OP40 West Hatton and Home Farm to access A944, and new road access with junction at Kingswells perimeter road.  Upgrade junctions at A944/B9119 on approach to Westhill and A944 Kingswells roundabout.</p>	
WATER	<p>Water – Invercannie and Mannofield WTW  Development on higher contour levels may require pumping.  Waste – Nigg PFI  A Drainage Impact Assessment will be required to identify the impact on sewers downstream.</p>	
EDUCATION	<p>Sufficient capacity to accommodate pupils in the existing Primary School.  1 New Secondary School required in the Newhills Expansion Masterplan Zone– development at Kingswells and Newhills Expansion will need to contribute to provision of this school.</p>	
HEALTH	<ul style="list-style-type: none"> <li>- Extension at Kingswells Health Centre to support the General Medical Services for the additional patients from the various developments in the Kingswells and Maidencraig areas. Space for 2 additional GP's will be required.</li> <li>- 2 Dental Chair facility either in the recommended extension to the Kingswells Health Centre if there is enough land, or on a new site. This would also serve the Maidencraig development.</li> </ul>	

Masterplan Zone 8 - Countesswells		
Infrastructure Required		Actions/Status/Milestones
WALKING & CYCLING	Implementation of path currently identified as Aspirational Core Path 10. North South strategic route connecting A944 cycle route to Cults and Aspirational Core Path 10 (can utilise B Roads if minimal traffic). East West strategic route along Countesswells Road. Links to Hazelhead Park and Countesswells Woods.	
PUBLIC TRANSPORT	Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. Potential for bus-only link using Countesswells Road.	
ROADS	New road links and major junctions at A944, with appropriate design standards to accommodate forecasted traffic volumes.	
WATER	Water – Invercarnie and Mannofield WTW Kingshill Service Reservoir may not have enough head to supply development on the top of the hill. Expansion of Kingshill trunk main would be needed to feed the whole development. A Water Impact Assessment will be required to investigate the capacity of Kinghill Service Reservoir and whether other infrastructure upgrades are needed. Waste – Nigg PFI All of the downstream infrastructure leading to the Garthdee Siphon, and ultimately Nigg PFI, will be affected by this development. A Drainage Impact Assessment will be required to identify the impact and network upgrades needed.	
EDUCATION	2-3 new Primary Schools with community facilities. 1 new secondary school required to accommodate new development. New Academy to include a community learning hub. Alternatively, any rebuild of Hazlehead Academy could accommodate any pupils generated by this development but a contribution would be required.	
HEALTH	<ul style="list-style-type: none"> <li>- New Health Centre (including land) to support a General Medical Services capable of holding 5 GP's, for the population in this new settlement at OP58 Countesswells;</li> <li>- the provision of a new 4 Chair Dental Surgery (including land) to support the population in this new settlement at OP58 Countesswells. This facility could however be included as part of the required new Health Centre for the area;</li> <li>- the provision of 2 new Community Pharmacy within the new settlement area (including land) to support the additional patients from the Developments.</li> </ul>	

<b>Masterplan Zone 9 - Friarsfield</b>		
<b>Infrastructure Required</b>		<b>Actions/Status/Milestones</b>
WALKING & CYCLING	Implementation of path currently identified as Aspirational Core Path 10. Links between Cults and Garthdee. Upgrades to Deeside Way.	
PUBLIC TRANSPORT	Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.	
ROADS	Upgrades to the local road network with appropriate design standards to accommodate forecasted traffic volumes.	
WATER	Water – Invercannie and Mannofield WTW The water mains from Fernhill Service Reservoir may need to be upgraded to serve a development of 50 homes. A Water Impact Assessment will determine this and any other necessary upgrades. Waste – Nigg PFI A Drainage Impact Assessment will be required to investigate the Western trunk sewer which goes to Leggart Terrace and is already nearing capacity. A new trunk sewer will be required.	
EDUCATION	Sufficient capacity is likely to be available to accommodate pupils generated by this development.	
HEALTH	Contribution to an extension to the existing Health Centre to support the General Medical Services for the increased population in the Cults community.	

<b>Masterplan Zone 10 – Oldfold Farm</b>		
<b>Infrastructure Required</b>		<b>Actions/Status/Milestones</b>
WALKING & CYCLING	Implementation of path currently identified as Aspirational Core Path 10. Strategic North South route through site linking North Deeside Road to AP 10. Upgrades to Deeside Way.	
PUBLIC TRANSPORT	Frequent public transport services to serve the whole masterplan area which may include extensions to existing services.	
ROADS	New major junction connecting OP62 Oldfold to A93.	

WATER	<p>Water – Invercannie and Mannofield WTW These developments will be fed off the trunk main from Kingshill Service Reservoir, which would have an effect on the capacity at the reservoir. A Water Impact Assessment will be required to determine whether a new service reservoir is needed.</p> <p>Waste – Nigg PFI A Drainage Impact Assessment will be required to investigate the Western trunk sewer which goes to Leggart Terrace and is already nearing capacity. A new trunk sewer will be required.</p>	
EDUCATION	<p>Developer proposes a replacement Milltimber Primary School within the site which would allow for increased school roll as well as provision of community facilities which are currently not provided in this community. Sufficient Secondary School capacity is likely to be available to accommodate pupils generated by this development.</p>	
HEALTH	<ul style="list-style-type: none"> <li>- Extension at Peterculter Health Centre to support the General Medical Services with the additional patients from the various Developments in the area. 1 additional GP space will be required.</li> <li>- Extension for 2 additional Dental Chairs at Peterculter Health Centre.</li> <li>- 1 new Community Pharmacy within the new settlement area (including land) to support the additional patients from the Developments.</li> </ul>	

<b>Masterplan Zone 11 – Loirston</b>		
<b>Infrastructure Required</b>		<b>Actions/Status/Milestones</b>
WALKING & CYCLING	<p>Links through site to National Cycle Network and Core paths. Upgrade Core Path 82 and 79. Creation of strategic East West route through site linking to AP3 and AP9 New pedestrian/cycle bridge across River Dee. Links to Kincorth and Den of Leggart and River Dee, which could include path currently identified as Aspirational Core Path 9. Connection to and implementation of path currently identified as Aspirational Core Path 3.</p>	
PUBLIC TRANSPORT	<p>Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. Access to other bus services along A956.</p>	
ROADS	<p>Road connections from OP77 Loirston to A956 through Industrial area to Southerhead Roundabout and using junction adjacent to Old Wellington Rd (which could become a signalised junction).</p>	

WATER	<p><b>Water – Invercannie and Mannofield WTW</b> There are currently no service reservoirs in the vicinity that will serve these developments with adequate water pressure. The supply will need to come from Clochandighter Service Reservoir. New large trunk mains would need to be dedicated to these developments. A Water Impact Assessment will be required.</p> <p><b>Waste – Nigg PFI</b> All these developments will go to Nigg PFI for treatment. There is currently no sewer infrastructure in this area. A Drainage Impact Assessment will be required to determine what network upgrades will be required. Disposal of surface water may cause issues for developers.</p>	
EDUCATION	<p>One new Primary School. One new Secondary School. Potential to integrate with new schools with proposed community stadium and provide educational opportunities for all parts of the community as well as shared sports and community facilities.</p>	
HEALTH	<ul style="list-style-type: none"> <li>- Extension at Cove Bay Health Centre to support an additional 3 new GP's at the General Medical Services with the additional patients from the proposed Developments.</li> <li>- Extension for 2 additional Dental Chairs at Cove Bay Health Centre.</li> <li>- 1 new Community Pharmacy within the new settlement area (including land) to support the additional patients from the Developments.</li> </ul>	-



## OTHER SITES OUTSIDE THE MASTERPLAN ZONES

Other sites outwith the Masterplan Zones will also be required to make a fair and appropriate contribution, commensurate in scale and kind with the development proposed, to mitigate the cumulative impact of development. The following table sets out the infrastructure requirements that will be required to achieve this. These requirements are based on the latest information available as of June 2010.

All infrastructure requirements are subject to change.

Site	Infrastructure Required
OP27 Land adjacent to Bucksburn School 80 units	<ul style="list-style-type: none"> <li>– Possible contribution to water and waste water infrastructure</li> <li>– Contribution to new pedestrian/cycle bridge across the River Don at Farburn or Mugiemoos Mills</li> <li>– Contribution to walk/cycle route from Blackburn to Aberdeen along A96 with connections into Dyce</li> <li>– This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.</li> </ul>
OP61 Edgehill, Milltimber West 5 units	<ul style="list-style-type: none"> <li>– Possible contribution to water infrastructure</li> <li>– There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required.</li> <li>– Connections through site to local walking/ cycling networks</li> <li>– Implementation of path currently identified as Aspirational Core Path 10</li> <li>– Upgrades to Deeside Way</li> <li>– This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.</li> </ul>
OP59 Peterculter East 25 units	<ul style="list-style-type: none"> <li>– Possible contribution to water infrastructure</li> <li>– There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required.</li> <li>– Connections through site to local walking/ cycling networks</li> <li>– Implementation of path currently identified as Aspirational Core Path 10</li> <li>– Upgrades to Deeside Way</li> <li>– This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.</li> </ul>
OP60 Culter House Road, Milltimber 3 units	<ul style="list-style-type: none"> <li>– Possible contribution to water infrastructure</li> <li>– There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required.</li> <li>– Connections through site to local walking/ cycling networks</li> <li>– Implementation of path currently identified as Aspirational Core Path 10</li> <li>– Upgrades to Deeside Way</li> <li>– This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.</li> </ul>
OP64 Craigton Road, Pitfodles 20 units	<ul style="list-style-type: none"> <li>– Possible contribution to water infrastructure</li> <li>– There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required.</li> <li>– Connections through site to local walking/ cycling networks</li> <li>– Implementation of path currently identified as Aspirational Core Path 10</li> </ul>

	<ul style="list-style-type: none"> <li>- Upgrades to Deeside Way</li> <li>- This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.</li> </ul>
<p>OP65 North Garthdee Farm 80 units</p>	<ul style="list-style-type: none"> <li>- Possible contribution to water infrastructure</li> <li>- There is no available capacity in the Western trunk sewer which goes to Leggart Terrace. A new trunk sewer is required.</li> <li>- Connections through site to local walking/ cycling networks</li> <li>- Implementation of path currently identified as Aspirational Core Path 10</li> <li>- Upgrades to Deeside Way</li> <li>- This site will be required to make a proportionate contribution towards the provision of additional health facilities in this area.</li> </ul>

## Section 3: Policies

Ref	Policy	Summary Policy Purpose	Lead Agency	Action/Status/Milestone
	<b>City Centre</b>			
1	C1. City Centre Development – Regional Centre	Promotes the City centre as a Regional Centre and sets out criteria for assessing development proposals.	Aberdeen City Council/ Private Developers.	<ul style="list-style-type: none"> <li>Achieved through the application of detailed Supplementary Guidance, particularly the City Centre Development Framework and management of planning applications.</li> <li>Key Performance Indicators will be identified to assist in monitoring of performance of City Centre (from 2010 onwards).</li> <li>The Aberdeen BID (Business Improvement District) Development Company, founded in 2008, will also take forward initiatives to improve the city centre.</li> </ul>
2	C2. City Centre Business Zone and Union Street	<p>Identifies criteria for determining change of use applications.</p> <p>Supports proposals which enhance vitality and viability of Union Street and sets out criteria for determining change of use from retail to other uses.</p>	Aberdeen City Council.	<ul style="list-style-type: none"> <li>Achieved through the application of detailed Supplementary Guidance, particularly the City Centre Development Framework and management of planning applications.</li> <li>Key Performance Indicators will be identified to assist in monitoring of performance of City Centre (from 2010 onwards).</li> <li>The Aberdeen BID (Business Improvement District) Development Company, founded in 2008, will also take forward initiatives to improve the City Centre.</li> <li>Application of Union Street Frontages Supplementary Guidelines and management of planning applications.</li> <li>Frontage changes are monitored on a continuous basis.</li> </ul>
	<b>Land Release</b>			
3	<p>LR1 Part A – Phase 1 Release Development: Housing 2007 – 2016; and Employment 2007 – 2023.</p> <p>LR1 Part B -Phase 2 Release Development: Housing 2017 – 2023; and</p>	Sets the principle and scale of development for housing and business development on greenfield releases within the allotted phase.	Aberdeen City Council	<ul style="list-style-type: none"> <li>Management of planning applications.</li> <li>Monitoring of the Housing Land Supply through the Housing Land Audit. The Housing Land Audit will also monitor constrained sites, and the Council can help to remove these constraints if possible.</li> <li>Monitoring of the Employment Land Supply through the Employment Land Audit.</li> </ul>

Ref	Policy	Summary Policy Purpose	Lead Agency	Action/Status/Milestone
	Employment 2024-2030. LR1 Part C – Phase 3 Housing 2024 – 2030.			
4	LR2 Delivery of Mixed Use Communities	Aims to ensure that new development areas deliver a mix of uses to assist sustainability objectives	Aberdeen City Council. Developers.	<ul style="list-style-type: none"> <li>• Management of planning applications.</li> <li>• Achieved through masterplanning, pre-application discussions and the determination of planning applications.</li> </ul>
	<b>Delivering Infrastructure, Transport and Accessibility</b>			
5	I 1. Infrastructure Delivery and Developer Contributions	Provides the policy framework for applying infrastructure requirements and developer contributions required to support development.	Aberdeen City Council / Planning Gain / Private Developers	<ul style="list-style-type: none"> <li>• Achieved through masterplanning, pre-application discussions and the determination of planning applications.</li> <li>• Infrastructure requirements for sites identified in the Local Development Plan are set out Section 3 of this Action Programme: Infrastructure Delivery Masterplan Zones, and in Supplementary Guidance: Infrastructure and Developer Contributions Manual.</li> </ul>
6	T1. Land for Transport	To provide opportunities for maintaining and improving the transport network for the movement of people and freight.	Aberdeen City Council / Private Developers	<ul style="list-style-type: none"> <li>• Achieved through land zoning in Local Development Plan, pre-application discussions and the determination of planning applications.</li> <li>• Policy includes criteria for determining any other transport related development not already identified.</li> </ul>
7	T2. Managing the Transport Impact of Development	Provides the policy framework for minimising the impact of development on the transport network and encouraging sustainable and active travel as viable alternatives to the car. Sets requirements for Travel Plans and Transport Assessments as well as maximum car parking standards.	Aberdeen City Council / Private Developers	<ul style="list-style-type: none"> <li>• Achieved through masterplanning, pre-application discussions and the determination of planning applications.</li> </ul>
	<b>Promoting High Quality Design</b>			
8	D1 Architecture and Placemaking Policy	Provides an overall policy on how the city will grow in a sustainable manner and focus on creating high design quality and place.	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> <li>• Achieved through masterplanning and the management of planning applications.</li> <li>• A number of the Supplementary Guidelines will be condensed into an Aberdeen Householder SG in due</li> </ul>

Ref	Policy	Summary Policy Purpose	Lead Agency	Action/Status/Milestone
				<p>course</p> <ul style="list-style-type: none"> <li>All existing masterplans and conservation area appraisals, that are still relevant will be brought forward as part of the Local Development Plan</li> <li>Masterplans, Development Frameworks and Planning Briefs will be developed for land released for sites outlined in the Aberdeen Local Development Plan, and for any windfall sites that are deemed necessary to produce them.</li> <li>A signage and advertisement SG will be produced.</li> </ul>
9	D2 Design and Amenity	Public realm will be legible and easy to negotiate, safe and welcoming	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> <li>Achieved through masterplanning and the management of planning applications</li> </ul>
10	D3. Sustainable and Active Travel	To ensure that the design and layout of new development reflects the modal hierarchy identified in National Planning Policy and the principles of Designing Streets, and ensures that services, facilities and jobs are accessible to new communities.	Aberdeen City Council / Private Developers	<ul style="list-style-type: none"> <li>Achieved through masterplanning, pre-application discussions and the determination of planning applications.</li> </ul>
11	D4 Aberdeen's Granite Heritage	Granite buildings and setted streets should be retained as they add to the character of the city	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> <li>Management of planning applications</li> <li>Application of Supplementary Guidelines</li> </ul>
12	D5 Built Heritage	<p>Alterations to, or developments that impacts a listed buildings will ensure the character and appearance of the listed building is retained. New uses will be found for redundant listed buildings.</p> <p>The character of conservation areas should be retained or enhanced.</p> <p>The Character of Historic Gardens and Designed Landscapes had to be ensured</p>	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> <li>Management of planning applications</li> <li>Conservation Area Appraisals will be produced for those areas that require them</li> </ul>
13	D6 Landscape	Development will fit within the landscape, add to a sense of place, not damage recreational, woodland or	Aberdeen City Council/ Private	<ul style="list-style-type: none"> <li>Achieved through masterplanning and the management of planning applications</li> </ul>

Ref	Policy	Summary Policy Purpose	Lead Agency	Action/Status/Milestone
		wildlife resources and links, and provide buffers between communities. Landscape design schemes will be expected with planning applications	Developers	<ul style="list-style-type: none"> <li>Adopt Landscape Strategy as supplementary guidance.</li> </ul>
	<b>Supporting Business and Industrial Development</b>			
14	BI 1. Business and Industrial Land	Sets out criteria for assessing proposals for business and industrial land in areas designated as business and industrial land in the Local Development Plan.	Aberdeen City Council	<ul style="list-style-type: none"> <li>Management of planning applications.</li> <li>Monitoring through the Employment Land Audit carried out annually.</li> <li>Monitoring through the Industrial Areas Guide printed annually.</li> </ul>
15	BI 2: Specialist Employment Areas	Sets out criteria for assessing proposals for specialist employment land in areas designated as specialist employment areas in the Local Development Plan.	Aberdeen City Council	<ul style="list-style-type: none"> <li>Management of planning applications.</li> <li>Monitoring through the Employment Land Audit carried out annually.</li> <li>Monitoring through the Industrial Areas Guide printed annually.</li> </ul>
16	BI 3: West End Office Area	Sets out criteria for assessing proposals for high quality business locations in areas designated as West End Office area in the Local Development Plan.	Aberdeen City Council	<ul style="list-style-type: none"> <li>Management of planning applications.</li> <li>Monitoring through the Employment Land Audit carried out annually.</li> <li>Covered by Conservation Area 4.</li> </ul>
17	BI 4: Aberdeen Airport and Aberdeen Harbour	Sets out the principle of the continuation of uses associated with the airport and harbour in the areas designated Aberdeen Airport and Harbour.	Aberdeen City Council	<ul style="list-style-type: none"> <li>Respective areas within control of BAA Aberdeen and Aberdeen Harbour Board.</li> <li>Masterplan exists for Aberdeen Airport.</li> </ul>
18	BI 5: Pipelines and Controls of Major Accident Hazards	Sets out the principle of consultation and receiving advice from the Health and Safety Executive when dealing with developments within consultation distances for hazardous installations. The policy will seek to ensure that any risk to the public's safety is not increased by any development.	Aberdeen City Council	<ul style="list-style-type: none"> <li>Achieved through consultation with the Health and Safety Executive.</li> </ul>
	<b>Meeting Housing and Community Needs</b>			
19	H1. Residential Areas	Sets out criteria for assessing proposals for housing in areas designated as residential in the Local Development Plan.	Aberdeen City Council	<ul style="list-style-type: none"> <li>Management of planning applications.</li> </ul>

Ref	Policy	Summary Policy Purpose	Lead Agency	Action/Status/Milestone
20	H2. Mixed Use Areas	This applies to existing mixed use areas, and ensures that a change of use does not impact negatively on a neighbouring use.	Aberdeen City Council	<ul style="list-style-type: none"> <li>Management of planning applications</li> </ul>
21	H3. Housing Density	Secure minimum density of 30 houses/ha. on new sites	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> <li>Achieved through masterplanning.</li> <li>Guidance will be given to developers when preparing masterplans and planning applications to deliver appropriate densities in the right places.</li> </ul>
22	H4. Housing Mix	Range of house types/sizes to be provided in developments exceeding 50 houses.	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> <li>Achieved through masterplanning.</li> <li>Guidance will be given to developers when preparing masterplans and planning applications to deliver appropriate densities in the right places.</li> </ul>
23	H5. Affordable Housing	Sets thresholds for the delivery of affordable housing and targets to achieve.	Aberdeen City Council	<ul style="list-style-type: none"> <li>Adopt supplementary guidance on the provision of affordable housing.</li> <li>Through a review of the Housing Need and Demand Assessment discover if contributions are helping to reduce the backlog housing need.</li> <li>There is a requirement to monitor the delivery of affordable housing and how this meets with targets.</li> </ul>
24	H6. Gypsy and Traveller Caravan Sites.	Sets out criteria for assessing proposals for permanent or halting sites	Aberdeen City Council	<ul style="list-style-type: none"> <li>Management of planning applications.</li> <li>Supplementary Guidance on the design of sites will be prepared for consultation along with the proposed Local Development Plan.</li> </ul>
25	H7. Gypsy and Traveller Requirements for New Residential Developments	Identifies which new development sites must include provision for sites for gypsies and travellers.	Aberdeen City Council/Private Developers	<ul style="list-style-type: none"> <li>Achieved through masterplanning of sites.</li> <li>Supplementary Guidance will be prepared by Aberdeen City Council for consultation along with the proposed Local Development Plan.</li> </ul>
26	H8. Housing and Aberdeen Airport	Prevents the development of housing in close proximity to the Airport that may cause conflict.	Aberdeen City Council	<ul style="list-style-type: none"> <li>Management of planning applications</li> </ul>
27	Existing Community Sites and Facilities	This applies to existing health, education and other community facilities and sets criteria for their retention or redevelopment.	Aberdeen City Council	<ul style="list-style-type: none"> <li>Management of planning applications</li> </ul>

Ref	Policy	Summary Policy Purpose	Lead Agency	Action/Status/Milestone
28	New Community Sites and Facilities	Sets out criteria for assessing proposals for new community facilities in the Local Development Plan.	Aberdeen City Council and Health Board	<ul style="list-style-type: none"> <li>• Management of planning applications.</li> <li>• Identify the need for new facilities and reserve sites in Masterplans.</li> </ul>
	<b>Supporting Retail Centres</b>			
29	RT1. Sequential Approach and Retail Impact	Seeks to ensure enhancement of the City Centre and other centres by allowing appropriate scale of development	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> <li>• Achieved through promotion of development plan opportunities and management of planning applications.</li> <li>• Use of Supplementary Guidance on City Centre and Retailing – Hierarchy of Centres.</li> </ul>
30	RT2. Out of Centre Proposals	Provides criteria for assessing major retail proposals in out of centre locations	Aberdeen City Council/Private Developers	<ul style="list-style-type: none"> <li>• Management of planning applications</li> <li>• Use of Supplementary Guidance on City Centre and Retailing – Hierarchy of Centres.</li> </ul>
31	RT3. Town, District and Neighbourhood Centres	Provides criteria for assessing proposals for non-retail use in these centres	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> <li>• Management of planning applications.</li> <li>• Supplementary Guidance has been approved for these centres.</li> </ul>
32	RT4. Local Shops	Sets criteria for assessing proposals to change from retail to other uses	Aberdeen City Council	<ul style="list-style-type: none"> <li>• Management of planning applications.</li> </ul>
33	RT5. Retail Development serving new development areas	Promotes need for retail provision within new development areas at a scale which meets local requirements	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> <li>• Sites to be identified in masterplans.</li> <li>• Planning permission required.</li> </ul>



	<b>Protecting and Enhancing the Natural Environment</b>			
34	NE1. Green Space Network	Identifies, protects and promotes a strategic network of woodland and other habitats, active travel and recreation routes, greenspace links, water-bodies, promoting opportunities for outdoor recreation, nature conservation and landscape enhancement.	Aberdeen City Council, with partners such as SNH, SEPA, Forestry Commission and private developers.	<ul style="list-style-type: none"> <li>Managing planning applications</li> <li>Open Space Strategy Monitoring</li> <li>Open Space Supplementary Guidance</li> <li>Masterplans</li> </ul>
35	NE2. Green Belt	To avoid urban sprawl, maintain landscape setting, provide access to open space and direct planned growth to appropriate locations	Aberdeen City Council	<ul style="list-style-type: none"> <li>Managing planning applications.</li> <li>Green Belt review has been published.</li> </ul>
36	NE3. Urban Green Space	Protects urban green space and sets out conditions on which development on urban green space may be acceptable.	Aberdeen City Council	<ul style="list-style-type: none"> <li>Managing Planning Applications</li> <li>Review and update of Open Space Audit and Strategy</li> </ul>
37	NE4. Open Space Provision in New Development	Provides minimum standards for the provision of open space in new residential development	Aberdeen City Council Private developers	<ul style="list-style-type: none"> <li>Managing Planning Applications</li> <li>Review and update of Open Space Audit and Strategy</li> </ul>
38	NE5. Trees and Woodland	To protect and enhance trees and woodland with the aim of doubling existing tree cover.	Aberdeen City Council/Private developers	<ul style="list-style-type: none"> <li>Managing planning applications</li> <li>Application of Supplementary Guidance on Protecting Trees and Woodlands.</li> <li>Appropriate tree planting/woodland will be included in masterplans for new development areas</li> </ul>
39	NE6. Flooding and Drainage	Sets out requirements to maintain and improve standards of environmental quality, public health and amenity through managing flood risk particularly in relation to new development in areas of medium to high flood risk, plus, appropriate disposal of sewage.	Aberdeen City Council/ SEPA/Scottish Water/Private Developers/land owners.	<ul style="list-style-type: none"> <li>Managing planning applications.</li> <li>Develop flood risk management plan.</li> <li>Adopt supplementary guidance on SUDS.</li> <li>Adopt supplementary guidance on Drainage Impact Assessments.</li> </ul>
40	NE7. Coastal Planning	Sets out requirements to protect and enhance Aberdeen City's coastal environment and to identify areas that are suitable for development.	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> <li>Managing planning applications.</li> <li>Develop supplementary guidance for Marine Spatial Planning.</li> </ul>
41	NE8. Natural Heritage	Sets out requirements to protect, preserve and enhance designated nature conservation sites and the wider natural heritage and to protect species.	Aberdeen City Council/ SNH/Private Developers	<ul style="list-style-type: none"> <li>Managing planning applications.</li> <li>Adopt supplementary guidance – i.e. natural heritage, bats, buffer strips.</li> <li>Reference to Nature Conservation Strategy 2010-2015.</li> </ul>

				<ul style="list-style-type: none"> <li>• Review of designated sites and open spaces.</li> </ul>
42	NE9. Access and Informal Recreation	Protects and enhances core paths, rights of way, other paths and access rights.	Aberdeen City Council Private developers	<ul style="list-style-type: none"> <li>• Managing Planning Applications</li> <li>• Implementation of Core Paths Plan</li> </ul>
43	NE10. Air Quality	Resists proposals that result in deterioration in air quality unless appropriate mitigation measures are implemented. Requirements for Air Quality Assessments are set out in Supplementary Guidance.	Aberdeen City Council/Private Developers	<ul style="list-style-type: none"> <li>• Managing planning applications</li> <li>• Through the Air Quality Action Plan</li> <li>• Through masterplans</li> </ul>
	<b>Resources - Minerals, Energy, Waste</b>			
44	R1. Minerals	Identifies suitable areas for mineral extraction and highlights considerations proposals will need to address. The policy background also commits Aberdeen City Council to maintaining a 10 year supply of construction aggregate permissions.	Aberdeen City Council/ Quarry Operators/ Strategic Development Planning Authority/ Aberdeenshire Council	<ul style="list-style-type: none"> <li>• Sites to be identified on the LDP proposals maps.</li> <li>• Management of planning applications.</li> <li>• Permissions will be monitored to ensure that the 10 year land bank is maintained.</li> <li>• In order to establish whether the demand for minerals in the city is being met by quarries in the region, we propose that a forum be established by the Strategic Development Planning Authority, where the two City and Shire Councils and operators in the region can share knowledge and coordinate action at the regional level (before the publication of the Main Issues Report for the Strategic Development Plan).</li> </ul>
45	R2. Degraded and Contaminated Land	Seeks to secure the proper remediation of degraded or contaminated land	Aberdeen City Council/Private Developers.	<ul style="list-style-type: none"> <li>• Developers should contact Aberdeen City Council's Contaminated Land Unit for advice in situations where degradation or contamination is known or suspected.</li> <li>• Aberdeen City Council will maintain a Public register of contaminated land</li> <li>• The City Council has an agreed Contaminated Land Inspection Strategy</li> <li>• Where contamination is identified, appropriate remedial measures will be agreed.</li> </ul>
46	R3. New Waste Management Facilities	Sets out criteria for assessing waste management facility proposals	Aberdeen City Council	<ul style="list-style-type: none"> <li>• Management of planning applications</li> </ul>

47	R4. Sites for new waste management facilities	Identifies the types of facilities required and identifies three specific proposals (see infrastructure section of Action Plan)	Aberdeen City Council/ Private Developers.	<ul style="list-style-type: none"> <li>Sites identified in Proposed Plan.</li> <li>Planning approvals required.</li> </ul>
48	R5. Energy from waste	Sets out criteria for assessing energy from waste proposals	Aberdeen City Council/ Private Developers.	<ul style="list-style-type: none"> <li>No sites identified in Proposed Plan.</li> </ul>
49	R6. Waste management requirements for new developments.	Sets out requirements for new developments of all types.	Aberdeen City Council/ Private Developers.	<ul style="list-style-type: none"> <li>Proposals within major developments can be agreed through masterplanning.</li> <li>Planning permission for new developments will be required.</li> </ul>
50	R7. Low and Zero Carbon Buildings	Requires new buildings to incorporate low and zero carbon technologies to ensure that there is a 15% reduction in carbon dioxide emissions.	Aberdeen City Council	<ul style="list-style-type: none"> <li>Managing planning applications</li> <li>Adopt supplementary guidance on how targets are to be achieved.</li> <li>Through masterplans identify potential to incorporate decentralised energy schemes to achieve greater savings.</li> </ul>
51	R8. Renewable and low carbon energy developments	Promotes renewable energy developments and ensures that development does not result in any significant negative impacts.	Aberdeen City Council/ Private Developers	<ul style="list-style-type: none"> <li>Managing planning applications</li> <li>Development of a low carbon energy strategy for Aberdeen.</li> <li>Through masterplans identify potential to incorporate decentralised energy schemes to achieve greater savings.</li> </ul>