

SEA ENVIRONMENTAL REPORT

PART 1

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| To | <u>Sea.gateway@scotland.gsi.gov.uk</u> Or SEA Gateway Scottish Executive Area 1 H (Bridge) Victoria quay Edinburgh EH |
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PART 2

An SEA Environmental Report is attached for the plan entitled

Proposed Aberdeen Local Development

The Responsible Authority is:

Aberdeen City Council

SEA ENVIRONMENTAL REPORT

PART 4

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PART 5

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Date

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Non-Technical Summary

1 Purpose of this Environmental Report and key stages

We (Aberdeen City Council) have written this environmental report (“the report”) for the Aberdeen Local Development Plan (ALDP) under the Environmental Assessment (Scotland) Act 2005. The process taken to write this report is called Strategic Environmental Assessment (SEA). The reason for undertaking SEA is to address all the effects that a plan, programme or strategy (PPS) will have on the environment. The overall aim of the process is to protect the environment. Throughout this SEA process we have taken the views of others into account before coming to final decisions.

The key stages of this SEA are pre-screening, screening, scoping, environmental report and post-adoption statement. We do a pre-screening of a plan, as the first stage, when we show that a plan is not likely to have any effect on the environment; or even it has any effects at all, they will be minimal. After a pre-screening, we will do no further SEA. We do a screening of a plan, to replace the first stage, to find out whether we should do an SEA at all. When a plan is likely to have significant (i.e. very bad, damaging, large or long-lasting) effects on the environment, we will do an SEA. But if the effect is not significant, we will not take any further action. At the second stage, we scope a plan to set out how much information should be in an environmental report and how long we will consult with others on the report. In the environmental report, during the third stage, we show how we assess the effects of a plan on the environment; how we could address those effects through a process called mitigation, and how we will monitor any significant effects of the plan on the environment. When we address the concerns of everyone through consultations before adopting the plan, we must inform everyone about what difference the SEA process and their views have made to the final plan. And we do this through a post-adoption statement as the last stage. Because of the nature of the plan, we skipped the first stage of the process and began by scoping the plan. During the third stage, we prepared an interim environmental report for the Main Issues Report published in 2009. During this fourth stage, we have prepared an environmental report (this report) to go with the Proposed Aberdeen Local Development Plan and Proposed Supplementary Guidance being published in 2010.

2 The Context of the Strategy

We have used the Main Issues Report and the Proposed Plan to engage with the public. The Main Issues Report has formed the main focus for discussions on the options for sites that would be developed in Aberdeen and for the policies that will guide development. The engagement has helped us to note changes we must make to the options. In the Proposed Plan we have set out how we will allocate land for housing and employment over two phases in line with Aberdeen City and Shire Structure Plan 2009. The Proposed Plan contains 57 policies which we have supported with 29 pieces of supplementary guidance and masterplans. The first phase will run from 2007 to 2016 while the second phase will run from 2017 to 2023. We have included in the Proposed Plan some strategic reserve sites up to 2030.

To guide and help us deliver what we plan to do in the Local Development Plan and other related strategies like the Local Housing Strategy and the Local Transport Strategy, we have made use of high-level documents and statements. These documents and statements include the Aberdeen City and Aberdeenshire Structure

Plan vision, Aberdeen City Community Plan and the Aberdeen City and Shire Housing Needs and Demand Assessment.

This Environmental Report covers the key issues, outcomes, topics and processes of the Strategic Environmental Assessment process listed at paragraph 1-9 of Schedule 3 of the 2005 Act. We have used 93 documents to influence how we have written this strategy, which affects Aberdeen, the North East, Scotland or the World. These documents cover:

- climate and water
- plant and animal life on the land and in the water.
- noise
- town centres,
- old buildings,
- how we use energy,
- how we throw away waste,
- how we travel, walk and cycle,
- exercise and health

3 Baseline/Evolution, Characteristics of Areas & Env. Problems

We have identified a number of problems and issues in Aberdeen. In this section, we have listed the significant environmental problems and issues that we have considered in this report. We also use this section to say how baseline information in the area looks like. These issues show the challenges we must deal with through this Plan.

- We have serious air quality problems in Aberdeen. The increasing number of cars, trucks and vehicles that pass through the City worsens this.
- We burn a lot of fuel to heat our homes and to drive our cars. This is pumping more CO₂ into the air and causing our carbon and ecological footprints to rise. Future climate change will affect how much water we will have and how stable our soils will be.
- Petrol stations, factories, and other industries have all affected how good or bad our soil and water is.
- How we throw away waste also affects our soils, water and climate.
- Aberdeen is rich in cultural heritage and landscape, but the houses we have built in the past are putting pressure on these resources.
- New buildings are putting pressure on animal and plant life (biodiversity).
- When we have good parks or open spaces, people will want to build and live around them.
- Increasing house prices
- The make up of the population is an issue that needs to be considered for future development. For example, there are a range of age groups living in Aberdeen, but because we are living longer there will be an increased proportion of older people, and there is an increase in people coming to live here from other countries.

4 Assessment of Effects

We have put together how the Proposed Aberdeen Local Development Plan effects the environment in Table 1 below.

Table 1: Assessment of Effects

| SEA Issue | Plan Impact |
|--------------------------------|--|
| Air and Climatic factors | We found that the effects of the plan on the environment are mixed (i.e. positive, negative & neutral). Most people drive cars, motorbikes or lorries and traffic jams cause problems for our air quality and climate. New buildings will use less heat and electricity and will benefit the climate. Lots of development will pump more gases into the air that cause global warming. Development on green areas might increase the chances of rivers flooding. |
| Water | The overall effects of the plan on water are negative, because of the numbers of houses we want to develop, and this will increase the amount of water we take from the River Dee. Development on green areas might increase the chances of rivers flooding. |
| Soil | When we build houses, shops, factories and roads, the soil on which we put these buildings up can be damaged. Increased waste will lead to more landfill, which is bad for soil. The development of polluted sites will benefit soil because it will have to clean up the pollution. |
| Biodiversity (flora and fauna) | The overall effects of the plan on plants and animals are very negative. Because if we develop 36,000 new houses in Aberdeen, we must take some greenfield sites. Development on Greenfield sites may destroy the places where plants and animals are found. The River Dee is the home to special fish and animals and development may harm them. |
| Population and Health | The overall effects of the plan on people are positive, and in some cases very positive. If traffic from new development makes air quality worse it may have a negative effect on human health. |
| Cultural Heritage | We found that the effects of the plan on the special or old buildings are mixed (i.e. positive, negative & neutral). Where the effects are negative, these are very small. Design policies will make the impact small. |
| Landscape | The overall effects of the plan on our surroundings are mixed – positive and others negative. Development that can be seen from lots of places can have negative effects on views and scenery. |
| Material Assets | The overall effect of the plan on wealth creation through new buildings and roads is very good. |

5 Broad Mitigation Measures

Some of the developments and/or projects that are in the Local Development Plan will have to do environmental impact assessments (EIAs) as appropriate. The development actions supporting the Local Development Plan, which promote new developments or projects should be subject to appropriate assessment if they are likely to have adverse effects on the integrity of Natura 2000 sites. For the strategic options, policies, and sites we have assessed, we have shown how we would address their negative or positive effects in Table 2 below:

Table 2: Mitigation Measures

| SEA Issue | Mitigation Measures |
|--------------------------------|--|
| Air and Climatic factors | We will seek to enhance (i.e. add value to) the positive impacts as we work with our partners. We will look to reduce car dependence and provide people with choice on how they travel. We will have a mix of houses, jobs, shops and schools close together so that the buildings will not damage our climate and air. We will avoid building on land that floods. We will make sure buildings need less heat and electricity. |
| Water | We will work with Scottish Water to make sure that the houses built will have sufficient water. We will work with builders to ensure that the buildings will not use too much water. We will build and maintain structures called “SUDS” to manage surface water from the city. We will make sure that areas which flood when it rains will be avoided or zoned as an open space. |
| Soil | We will require new developments to clean up harmful pollution where appropriate. We will recycle more waste and. |
| Biodiversity (flora and fauna) | When we are building structures called “SUDS” to take surface water from urban areas, we will make sure that they can encourage biodiversity (i.e. some plant and animal life) to live and grow within the SUDS system. We will also encourage the provision of open spaces, including wildlife areas, in new developments. We will also protect special areas where we find plants and animals (small and large). We will keep areas for animals to move from place to place. |
| Population and Health | We will encourage the provision of services, jobs, houses and facilities that cater for all sectors of society, old and young. We will avoid building where there are risks to health like areas of bad air quality or smell. |
| Cultural Heritage | We will look to protect our most valued features wherever possible and encourage good design in new developments. |
| Landscape | We will look to protect our most valued landscapes and landscape features and encourage good masterplanning and design. We will not build on the areas that are easily seen from lots of different places. |
| Material Assets | We will make sure that roads, schools, hospitals, drains and jobs required for new developments are put in place. We would make sure that the plan supports all of this. |

6 Monitoring

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

7 How to Comment on the Report

If you would like to express your views on this environmental report, please send your comments to

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The consultation period runs from September 2010 to December 2010.

Environmental Report

1 Introduction

The purpose of this Strategic Environmental Assessment Environmental Report is to address all the effects that the Proposed Aberdeen Local Development Plan will have on the environment. The report has been written under the Environmental Assessment (Scotland) Act 2005.

The process of Strategic Environmental Assessment for the Aberdeen Local Development Plan has involved more steps during the Environmental Report stage. To produce a local development plan there is a requirement to publish at least three plans during the entire process. The first stage requires the production of a main issues report, for which we prepared an Interim Environmental Report, the Main Issues Report identified options and alternatives for land allocations and also for changing policies. Following analysis of comments on the Main Issues Report and the Interim Environmental Report a Proposed Aberdeen Local Development Plan has been prepared. This Environmental Report has been produced to inform the content of the Proposed Aberdeen Local Development Plan and has been published for consultation alongside this document. This Environmental Report has been amended to follow the format of the Proposed Aberdeen Local Development Plan and provide an assessment of its content. The assessment of options and alternatives discussed within Main Issues Report are still contained in this assessment, but the Proposed Aberdeen Local Development Plan only presents the preferred option.

Following this introduction, Section 2 tabulates the key facts. Next, Section 3 describes the content of the PPS while Section 4 discusses the issues that set the context for the strategy such as other PPS and environmental protection objectives, baseline data, the evolution of the baseline without the PPS; and environmental problems relevant to the plan. Section 5 then looks at the scope and level of details comprising alternatives, scoping in/out issues, assessment framework, SEA objectives, cumulative effects assessment, and mitigation as well as monitoring. The Habitats Directive (92/43/EEC) requires us to carry out an appraisal of the significant impacts the Aberdeen Local Development Plan may have on the River Dee Special Area of Conservation, this is set out in section 6. The next steps are outlined in Section 7, while the Appendices occupy Section 8 and 9. A strategic Flood Risk Assessment has been included in section 10.

2 Key Facts

| | |
|--------------------------------------|-------------------------------------|
| Name of Responsible Authority | Aberdeen City Council |
| Title of the PPS | Aberdeen Local Development Plan |
| What Prompted the PPS | Planning & etc. (Scotland) Act 2006 |
| Subject | Land Use |
| Period Covered by the PPS | 2012-2023 |
| Frequency of Updates | Every five years |
| Area covered by the PPS | Aberdeen City |

| | |
|---|---|
| Purpose and/or objectives of the PPS | To set the framework for the development of land in Aberdeen City |
| Contact Point | Andrew Brownrigg (Senior Planner) Planning and Infrastructure Enterprise, Planning and Infrastructure Aberdeen City Council St Nicholas House Broad Street ABERDEEN AB10 1GY Telephone 01224 523317 |

3 Description of Local Development Plan Content

The Local Development Plan is made up of 3 key parts: 1. vision, 2. the spatial strategy and 3. Delivering Development (land use policies). Within this section a summary of these 3 key parts, what is included, and how the Strategic Environmental Assessment has influenced their content is detailed.

1. Vision

The vision for the Proposed Aberdeen Local Development Plan has been taken from the Structure Plan vision and it is: “By 2030 Aberdeen City and Shire will be an even more attractive, prosperous and sustainable European city region and an excellent place to visit and do business. We will be recognised for:

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

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

This vision has been taken from the Structure Plan, which has been subject to Strategic Environmental Assessment and there has not been a need to assess the vision in this Environmental Report.

2. Spatial Strategy

The spatial strategy is the first main section in the Proposed Aberdeen Local Development Plan. The spatial strategy deals with the land use allocations and the way in which these will be delivered. The spatial strategy is split into 3 main areas: brownfield development, regeneration areas, and greenfield development. Table 3.1 below identifies the allowances required by the structure plan, and the Proposed Aberdeen Local Development Plan seeks to deliver allocations to 2023 within each category: city centre, brownfield, regeneration areas, and greenfield

Table 3.1: Structure Plan Housing Allowances

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

The following section will summarise the content of these sections identify the allocations that have been made through the Local Development Plan and the alternatives considered.

City Centre

The City Centre plays a major role in the commercial, economic, social, civic and cultural life of Aberdeen and the wider north east. It is an important regional centre providing a focus for employment and business interaction, it offers access to a wide range of goods and services, and it is a place where many people meet socially and choose to live and visit. This section provides the framework in which development in the City Centre will take place, and includes three policies: C1 City Centre Development, C2 city Centre Business Zone and C3 Union Street Changes of Use. The alternative option considered through the Main Issues Report was to adopt an ad-hoc, piecemeal approach to city centre development whenever the need arises.

Brownfield development

The Proposed Aberdeen Local Development Plan seeks to deliver at least the first phase of brownfield housing allowances 2007-2016, and also identifies sites to meet the allowances of second phase. The list of brownfield opportunity sites is contained in Appendix 8.c, and contained the assessment of these sites. The Proposed Aberdeen Local Development Plan is supportive of all brownfield development through policy, and it is expected that new opportunities may arise during the life of the plan. There are finite opportunities for brownfield development in Aberdeen and following assessment all sites are viewed as suitable to accommodate development, and would contribute towards sustainable development. For these reasons no alternatives have been identified and all sites are contained in the Proposed Aberdeen Local Development Plan.

In addition to the brownfield sites listed in Appendix 8.c, brownfield sites that have been granted planning consent have been listed and identified as development opportunities. Development of some of these sites in progress and others have existing planning permission, and it is not necessary to undertake an environmental assessment of these sites.

Regeneration Areas

Sites have been identified within the priority areas for regeneration, which are: Middlefield, Cummings Park, Northfield, Tillydrone, Woodside, Seaton and Torry. These sites are listed below. These sites provide an allowance of 500 homes for the period up to 2016, with some potential sites identified for the subsequent period. These sites have been assessed at part of the brownfield opportunities contained in Appendix 8.c. Those sites without OP references are not identified on the proposals map because they either: development is underway, the site has existing planning consent or there is not a requirement for planning consent. For the same reasons as the brownfield opportunity sites no alternative options have been identified.

| | 2007-2016 | 2017-2023 | 2024-2030 | Total |
|--------------------------------------|-----------|-----------|-----------|-------|
| Middlefield Regeneration Area | | | | |
| OP21 Manor Walk | 80 | - | - | - |
| OP116 Smithfield School | 68 | - | - | - |
| Northfield Regeneration Area | | | | |
| OP36 Former Byron Park Nursery | 28 | - | - | - |
| OP34 Former Marchburn School | 35 | - | - | - |
| Tillydrone Regeneration Area | | | | |
| OP88 Aberdon House | 61 | - | - | |

| | | | | |
|---|-------------|--------------|--------------|--------------|
| OP100 Donside Paper Mills | 278 | - | - | 278 |
| OP121 Former Tillydrone Primary school | 63 | - | - | - |
| Hayton Road | 30 | - | - | - |
| OP117 St Machar Primary School | 96 | - | - | - |
| Torry Regeneration Area | | | | |
| OP117 1-7 Crombie Road | 32 | - | - | - |
| Double 2 Bar, 22 Balnagask Road | 20 | - | - | - |
| Part of OP129 Torry Research Station, Greyhope Road | 46 | - | - | - |
| OP127 Victoria Road School | 64 | - | - | - |
| Woodside Regeneration Area | | | | |
| OP81 1 Western Road | 22 | - | - | - |
| OP89 Ex Balgownie Machine Centre | 29 | - | - | - |
| OP108 Kittybrewster Depot (Scottish Water) | 157 | | | |
| OP81 Woodside Congregational Church | 7 | | | |
| Totals | 1116 | | | 1,482 |
| Structure Plan Allowances | 500 | 2,000 | 2,500 | 2,500 |

Greenfield Development

Sites have been identified to meet the requirements of the Structure Plan on greenfield sites - this includes both the 17,000 homes up to 2023 and 175 hectares of employment land up to 2030. Many of these opportunities have a mixture of uses. These are in addition to sites allocated in the current 2008 Local Plan which have not yet been developed. The broad geographical distribution of these sites is shown in Table 3.2.

Table 3.2: Greenfield Development Allowances and Allocations

| Housing Allowances | 2007-2016 | 2017-2023 | 2024-2030 | Total |
|---|---------------|--------------|--------------|---------------|
| Bridge of Don/Grandhome | 3,210 | 2,100 | 2,300 | 7,610 |
| Dyce/Bucksburn | 3,080 | 1,200 | 740 | 5,020 |
| Kingswells and Greenferns | 1,670 | 350 | 400 | 2,420 |
| Countesswells | 2,150 | 850 | 0 | 3,000 |
| Deeside | 635 | 100 | 0 | 733 |
| Loirston and Cove | 1,250 | 400 | 0 | 1,650 |
| Total | 11,995 | 5,000 | 3,440 | 20,435 |
| Structure Plan Allowances | 12,000 | 5,000 | 4,000 | 21,000 |
| Employment Land (hectares) | 2007-2023 | | 2024-2030 | Total |
| Bridge of Don/Grandhome | 5 | | 27 | 32 |
| Dyce/Bucksburn | 36 | | 18.5 | 54.5 |
| Kingswells and Greenferns | 60 | | | 60 |
| Countesswells (including 1ha at East Arnhall) | 11 | | | 11 |
| Deeside | 5 | | | 5 |
| Loirston and Cove | 11 | | 24 | 34.5 |
| Total | 128 | | 69.5 | 197.5 |
| Structure Plan Allocations | 105 | | 70 | 175 |

Land release policy and Phasing

The greenfield allocations have been phased in line with the Structure Plan Housing Allowances and policy is included in this section to allow development of phase 1 and protects future phases for development. The assessment of the land release policy has been assessed within Appendix 8.h and the alternative phasing options, which were presented in the Main Issues Report. The alternatives were:

1. Alternative 1 would be to identify only the preferred sites from the assessment process, which would result in a smaller land take. The alternative would require that sites are delivered quicker in a fewer number of locations.
2. Alternative 2 would make the same allocations as alternative 1, but would not expect development of these sites to be completed within the plan period.

These alternatives have been assessed in Appendix 8.a.

Site specific allocations

Within the development areas specific sites have been identified for development to provide the housing figures quoted in Table 3.2. All the greenfield development sites have been through a process of environmental assessment and public consultation

during the Main Issues Report. The preferred sites are listed in Appendix 8.d and the alternatives are listed in Appendix 8.f.

Delivering mixed use communities

The Proposed Aberdeen Local Development Plan aims to deliver sustainable development, and to assist in meeting this aim is requires a mix of housing and employment to be delivered on the larger allocations. The alternative to this approach is to do nothing, and provide separate allocations for housing and employment.

Other opportunities as in Appendix 1 of the Proposed Aberdeen Local Development Plan

There is a list of opportunities contained in Appendix 1 of the Proposed Aberdeen Local Development Plan for a range of uses other than housing and employment. This list also contains those sites that were released for development through the Aberdeen Local Plan 2008.

Delivering Development

To create balanced, accessible and sustainable communities it is important to deliver the appropriate infrastructure to support development. The infrastructure requirements for new development are based on 11 masterplan areas. The masterplan for each individual area will set out the detailed requirements for developments in the area and the contribution will be commensurate with the scale of the development. The alternative to this approach would be to continue with the statut quo and to make the assessment of infrastructure required on an ad-hoc basis.

3. Delivering Development (Land Use Policies)

The land use policies play a vital role in the assessment of planning applications and seek to ensure that developments identified in the spatial strategy are developed in a way that helps to achieve the vision and minimise negative environmental, social and economic impacts. Below lists the policies in each section and highlights the alternatives that were considered during the Main Issues Report. Policies from the Aberdeen Local Plan 2008 that are consistent with national guidance and Structure Plan have been carried forward in a similar format into the Proposed Aberdeen Local Development Plan. In these cases no alternatives have been identified. Most of the policies that have not had alternatives identified do not have a spatial element and cover the whole of the plan area.

Table 3.3 Land Use Policies and Options

| | Policy Topic | Reference No. | Options | Preference |
|----------|---|----------------------|---|-------------------|
| 1 | Infrastructure Delivery and Developer Contributions | I1 | Infrastructure Delivery and Developer Contributions | Yes |
| | | | The alternative to this approach would be to continue with the statut quo and to make the assessment of infrastructure required on an ad-hoc basis. | No |
| 2 | Transport and accessibility | T1 | Land For Transport | Yes |
| | | T2 | Managing the Transport Impact of Development | Yes |

| | | | | |
|---|------------------------------|-----|---|-----|
| | | 1.5 | Incremental assessment of sites on a case by case basis | No |
| 3 | Design | D1 | Architecture and Placemaking | Yes |
| | | D2 | Design and Amenity | Yes |
| | | D3 | Layout Siting and Design of Development | Yes |
| | | D4 | Aberdeen's Granite Heritage | Yes |
| | | D5 | Listed Buildings and Conservation Areas | Yes |
| | | D6 | Historic Gardens and Designed Landscapes | Yes |
| | | D7 | Landscape | Yes |
| | | 5.8 | Continue with the status quo based on a piecemeal approach in respect of design | No |
| | | 5.9 | Promoting a highly prescriptive approach to design by using design coding | No |
| 4 | Business and Industrial Land | BI1 | Business and Industrial Land | Yes |
| | | BI2 | Specialist Employment Area | Yes |
| | | BI3 | West End Office Area | Yes |
| | | BI4 | Aberdeen Airport and Aberdeen Harbour | Yes |
| | | BI5 | Pipelines and Major Accident Hazards | Yes |
| 5 | Housing | H1 | Residential Areas | Yes |
| | | H2 | Density | Yes |
| | | H3 | Housing Mix | Yes |
| | | 4.5 | Continue with the status quo on density by not providing guidance | No |
| | | H4 | Mixed Use Areas | Yes |
| | | H5 | Affordable Housing | Yes |
| | | H6 | Gypsy and Traveller Sites | Yes |
| | | H7 | Gypsy and Traveller Requirements for new Residential Development | Yes |
| | | | Do nothing approach to Gypsy and Traveller sites | |
| 6 | Community Facilities | CF1 | Existing community sites and facilities | Yes |
| | | CF2 | New Community Facilities | Yes |
| 7 | Retailing | RT1 | Sequential Approach and Retail Impact Assessment | Yes |
| | | RT2 | Out of Centre Proposals | Yes |
| | | RT3 | Town, District and Neighbourhood Centres | Yes |
| | | RT4 | Local Shops | Yes |
| | | RT5 | Retail Development Serving New Areas | Yes |
| | | | Retail Proposals | |

| | | | | |
|----------|------------------------------------|------|---|-----|
| 8 | Open Space and Natural Environment | NE1 | Greenspace Network | Yes |
| | | NE2 | Greenbelt | Yes |
| | | NE3 | Urban Greenspace | Yes |
| | | NE4 | Open Space Provision in new development | Yes |
| | | NE5 | Trees and Woodlands | Yes |
| | | NE6 | Flooding and Drainage | Yes |
| | | NE7 | Coastal Planning | Yes |
| | | NE8 | Natural Heritage | Yes |
| | | NE9 | Access and Informal Recreation | Yes |
| | | NE10 | Air Quality | Yes |
| 9 | Resources | R1 | Minerals | Yes |
| | | R2 | Degraded and Contaminated Land | Yes |
| | | R3 | New Waste Management Facilities | Yes |
| | | R4 | Sites for New Waste Management Facilities | Yes |
| | | R5 | Energy From Waste | Yes |
| | | R6 | Waste Management Requirements for new Development | Yes |
| | | 6.3 | Continue with the status quo with increasing landfill use | No |
| | | R7 | Low and Zero Carbon Buildings | Yes |
| | | R8 | Renewable and Low Carbon Energy Developments | Yes |
| | | 7.3 | Continue with the limited council-wide carbon management programme | No |
| | | 7.5 | Encourage higher city-wide standards in efficiency through awards and accreditation schemes | No |
| | | 7.6 | Delay the requirements for higher building standards | No |

4. Plan, Programme or Strategy Context

4.1 Relationship with Other PPS and Environmental Objectives

The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of the PPS relationships with other relevant PPS and how environmental protection objectives have been taken into account in the PPS preparation. This section covers these issues and describes the policy context within which the PPS operates, and the constraints and targets that this context imposes on the PPS. Table 4.1 summarises how the Aberdeen Local Development Plan affects, and is affected by, other relevant PPS and environmental protection objectives. Appendix 8.m provides a more detailed analysis.

Table 4.1: Other Relevant PPS & Environmental Protective Objectives of the LDP

| | Name of plan, programme, strategy or environmental protection objective |
|----------------------------|--|
| International Level | |
| 1 | European Framework on sustainable development 2001 |
| 2 | The Habitats Directive 92/43/EEC |
| 3 | The Wild Birds Directive 79/409/EEC |
| 4 | Water framework Directive 2000/60/EC |
| 5 | The Nitrates Directive 91/676/EEC |
| 6 | The Landfill Directive 99/31/EC |
| 7 | Proposed Soil Framework Directive |
| 8 | The National Emission Ceilings Directive 2001/81/EC (NECD) |
| 9 | The Waste Framework Directive 2006/12/EC |
| 10 | <i>Council Directive 2005/0183/EC</i> Ambient air quality and cleaner air for Europe |
| 11 | Council Directive 2002/96/EC on waste electrical and electronic equipment |
| 12 | European Landscape Convention (2000) |
| 13 | European Biodiversity Framework |
| 14 | European Framework on sustainable development 2001 |
| 15 | The Sixth Environmental Action Programme of the European Community 1600/2002/EEC |
| 16 | Planning to halt the loss of biodiversity – Biodiversity conservation standards for planning in the UK – Code of Practice (2006) |
| 17 | Sustainable Development and the Natural Heritage: The SNH Approach |
| 18 | Bathing Waters Directive (EC Directive 76/160/EEC). |
| 19 | 1992 OSPAR Convention for the Protection of the Marine Environment of the North East Atlantic |
| 20 | The EU Thematic Strategy on Air Pollution (2005) |
| 21 | UN Framework Convention on Climate Change 1992 |
| 22 | Taking Sustainable Use of Resources Forward: A Thematic Strategy on the prevention and recycling of waste (EU, 2005) |
| National Level | |
| 1 | National Planning Framework for Scotland 2 (2009) |
| 2 | Climate Change (Scotland) Act 2009 |
| 3 | DTI (2007) Energy white paper: meeting the energy challenge |
| 4 | Choosing Our Future: Scotland's Sustainable Development Strategy |
| 5 | Meeting the Needs, Priorities, Actions and Targets for Sustainable Development in Scotland (2002) |
| 6 | Changing Our Ways: Scottish Climate Change Programme |
| 7 | Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2000) |

| | Name of plan, programme, strategy or environmental protection objective |
|----|--|
| 8 | Scotland's Transport Future: The Transport White Paper (2004) |
| 9 | Wildlife and Countryside Act 1981 (as amended) |
| 10 | The Nature Conservation (Scotland) Act 2004 |
| 11 | UK Biodiversity Action Plan (1994) |
| 12 | Water Environment (Controlled Activities) (Scotland) Regulations 2005 |
| 13 | SEPA (2006) Indicative Flood Map |
| 14 | SEPA (2003) Groundwater Protection Policy for Scotland: Environmental Policy |
| 15 | The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) |
| 16 | The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007 |
| 17 | Scottish Executive (2001) A Policy Statement for Scotland Designing Places |
| 18 | Scottish Executive (2006) People and Place: Regeneration Policy Statement |
| 19 | Scotland's Biodiversity: It's in Your Hands. A strategy for the conservation and enhancement of biodiversity in Scotland |
| 20 | Scottish Executive Marine & Coastal Strategy (2005) |
| 21 | The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 |
| 22 | Ancient Monuments and Archaeological Areas Act 1979 |
| 23 | Land Reform (Scotland) Act 2003 |
| 24 | National Waste Strategy |
| 25 | Scottish Executive (2007) <i>Reaching Higher – Building on the Success of Sport 21</i> |
| 26 | Scottish Planning Policy February 2010 |
| 27 | Scottish Landscape Forum' (2007) Scotland's living landscapes |
| 28 | Scottish Historic Environment Policies |
| 29 | Managing Change in the Historic Environment Guidance Notes |
| 30 | Disability Discrimination Acts 1995 & 2005 |
| 31 | Physical Activity Strategy |
| 32 | PAN 60: Planning for Natural Heritage |
| 33 | PAN 61 Planning & sustainable urban drainage |
| 34 | PAN 63 Waste Management Planning |
| 35 | PAN 65: Planning and Open Space |
| 36 | PAN 75 Transport and Planning |
| 37 | PAN 76 New Residential Streets. |
| 38 | PAN 77 Designing safer places |
| 39 | PAN 78 Inclusive Design |
| 40 | River Basin Management Plans |
| 41 | Scotland's Bathing Waters: A Strategy for Improvement – Scottish Executive Environment Group (2002) |
| 42 | Scottish Waters Strategic Asset Capacity and Development Plan |
| 43 | SEPA's Policy 55 on "Provision of Waste Water Drainage in Settlements" |
| 44 | Thematic Strategy on the Protection and Conservation of the Marine Environment (2002) |
| 45 | The Pollution Prevention and Control (Scotland) Regulations 2000 |
| 46 | Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland, (2005) |
| 47 | Zero Waste Scotland, new policy and targets on waste management |
| 48 | SEPA Guidelines for Thermal Treatment of Municipal Waste |
| | Regional level |
| 1 | North East Scotland Biodiversity Action Plan |
| 2 | Forest and Woodland Strategy for Aberdeenshire and Aberdeen |
| 3 | River Dee Catchment Management Plan |
| 4 | Regional Transport Strategy (RTS) |

| | Name of plan, programme, strategy or environmental protection objective |
|----|--|
| 5 | North East Scotland Area Waste Plan (2003) |
| 6 | Economic Growth Strategy for North East Scotland |
| 7 | North East Scotland Together Aberdeen & Aberdeenshire Structure Plan 2001-2016 |
| 8 | North east Global Footprint Reduction Report |
| 9 | Aberdeen City and Shire Structure Plan 2009 |
| 10 | Aberdeenshire Council Proposed Local Development Plan 2010 |
| | Local level |
| 1 | Aberdeen Future - Aberdeen City Community Plan |
| 2 | Aberdeen Local Plan 2008 |
| 3 | Aberdeen City Joint Health Improvement Plan |
| 4 | Aberdeen City Local Housing Strategy 2008-2011 |
| 5 | Aberdeen Contaminated Land Strategy |
| 6 | Aberdeen City Local Transport Strategy |
| 7 | Aberdeen City Council Air Quality Action Plan 2006 |
| 8 | Aberdeen City Draft Nature Conservation Strategy |
| 9 | Aberdeen City Core Path Plans |
| 10 | Aberdeen's Parks and Greenspace Strategy |
| 11 | Aberdeen City Outdoor Access Strategy |
| 12 | Aberdeen City State of the Environment Report |
| 13 | Aberdeen Landscape Character Assessment |

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

- Avoid adverse impacts on both statutory and non-statutory protected sites for natural heritage interests i.e. habitats, species, earth science interests and landscape interests e.g.
 - Internationally important Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated under the terms of the Conservation Regulations 1994
 - Nationally important Sites of Special Scientific Interest (SSSIs) notified under the terms of the Wildlife and Countryside Act 1981
 - Regionally important wildlife and landscape sites i.e. Sites of Interests to Natural Science (SINS).
 - Locally important wildlife sites i.e. Local Nature Reserves (LNRs) and District Wildlife Sites (DWS's)
- Ensure compliance with statutory provisions for statutory protected species and with regional biodiversity plans e.g.
 - EPS (e.g. otters and bats), Wildlife and Countryside Act schedule 1 species (e.g. peregrine falcon),
 - Wildlife and Countryside Act schedule 5 species (e.g. red squirrel and water vole),
 - the Protection of Badgers Act, and with objectives of North East Scotland Biodiversity Action Plan (e.g. aspen hover fly and wych elm)
- Promote biodiversity, maintain and restore natural habitats and habitat networks.
- Maintain and support landscape character and local distinctiveness.
- Promote the provision of access links to adjacent access routes e.g. core path network, or existing footpaths.

- Promote sustainable use of water and mitigate the effects of floods and droughts;
- Support strategies that help to limit or reduce the emissions of greenhouse gases;
- Encourage increased use of renewable energy resources and more efficient use energy and water
- Support strategies that help to limit or reduce the emissions of pollutants;
- Protect wildlife from disturbance, injury intentional destruction;
- Promote good design, safe environment, clean environment and good quality services;
- Promote sustainable alternatives to car and reduce congestion traffic pollution through walking, cycling and the location of sports facilities;
- Promote economic growth, social Inclusion, environmental improvement, health and safety;
- Promote strategies that do not degrade the coastal environment;
- Promote the economy, support the community and the public service;
- Set the framework for development consents for major sport facilities development;
- Help to promote protect and, where appropriate, enhance the historic environment;
- Seek to promote watercourses as valuable landscape features and wildlife habitats;
- Ensure that the water quality and good ecological status of the water framework directive are maintained.

4.2 Relevant Aspects of the Current State of the Environment

The Environmental Assessment (Scotland) Act 2005 Schedule 3 requires that the Environmental Report includes a description of the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the PPS, and “the environmental characteristics of areas likely to be significantly affected”. This section aims to describe the environmental context within which the PPS operates and the constraints and targets that this context imposes on the PPS. Appendix 8.n: Baseline data, targets and trends summarises the data collected and its source. Maps are shown in section 11.

4.3 Likely Evolution of the Environment Without the LDP

Without this PPS it is envisaged that the likely future changes to the environmental baseline are inevitable due to natural processes but also due to human interventions that are unconnected with the strategy. A number of the PPS listed in Table 4.1 under “Regional” and “Local” including The Aberdeen Local Plan (2008), Aberdeen City and Shire Structure Plan 2009, Local Transport Strategy, Local Housing Strategy and the Core Paths Plan will involve physical development which will have environmental consequences; both positive and adverse. It should be noted that the existing environmental problems described in the previous section would persist in the absence of the strategy being introduced. Potential changes to the environmental baseline without the strategy discussed under the environmental issues are listed in Table 4.2 below.

Table 4.2: Potential Environmental Changes Without the LDP

| SEA Topic | Possible Changes without the Local Development Plan |
|-----------|---|
|-----------|---|

| | |
|--------------------------------|---|
| Biodiversity, flora & fauna | The effects on biodiversity predicted due to the plan would not occur and adverse effects on biodiversity caused by other activities would remain. This includes the loss and fragmentation of habitats caused by unplanned development promoted by the Structure Plan and current Local Plan. |
| Landscape | Impacts on landscape character resulting from the plan may not occur particularly if the implementation is limited to brownfield development. There would be a greater risk of unplanned sporadic development affecting landscape character. Those impacts associated with proposals within other plans and human activities would remain. |
| Cultural Heritage | The effects on the historic environment resulting from the plan may not occur. Focussing development on brownfield areas alone could affect the townscape. The absence of design policies could affect the quality of the built environment. However, the effects associated with other strategies and plans would remain. |
| Air Quality & Climatic Factors | A lack of development opportunities in the City could force development further away and increase commuting, contributing to greenhouse gases, air quality, air pollution and nuisance. The implementation of other PPS will continue to affect air and climatic factors. |
| Water | Adverse effects on water quality would remain in the absence of the strategy, although if there is less land release, there would be less pressure for water abstraction. Construction associated with other plans would still occur and agricultural run-off would continue to cause pollution of water bodies. |
| Population & Human Health | Without development, the city's population could decline, resulting in falling demand on schools and other facilities. |
| Soil & Material Assets | Impacts on soil, caused by the development of the strategy may not necessarily occur. Those impacts on soils and agricultural land associated with proposals within other plans and human activities would remain. Other PPS being implemented in the City, such as the Aberdeen Housing Strategy are likely to affect material assets and the soil |

4.4 Characteristics of Areas Likely to be Significantly Affected

The analysis of the baseline information indicates that the strategy is likely to have more significant effects on certain areas than others. This is due to the sensitivity of those areas in terms of international, national and local designations. Although other areas may not be designated the effects on those sites from the strategy could be cumulative. Appendix 8.n: Baseline data, targets and trends contains a list of designated sites which are likely to be significantly affected if development were to take place on or in close proximity to them.

4.5 Environmental Problems

Environmental problems that affect the PPS were identified through discussions with sustainability officers, analysis of baseline data relevant to Aberdeen City and previous SEAs. Some of the problems relating to the City are taken up in the Core Paths Plan and Aberdeen Local Housing Strategy. The main issues relevant to this strategy are summarised below.

Table 4.3: Environmental Problems Relevant to the Local Development Plan

| SEA topics | Environmental Problem | Implications for the Local Development Plan |
|---------------------------------------|---|---|
| Biodiversity (flora and fauna) | <ul style="list-style-type: none"> • Potential disturbance to protected species from new development • Potential loss of green space to develop housing and employment areas • Disturbance to species from new development • Potential loss of green linkages and wildlife corridors • Pressure on the River Dee SAC • Pressure on SSSI's • Pressure on European Protected Species (bats, badgers and otter) | The Local Development Plan should protect biodiversity through minimising the impact on protected and non protected designations. |
| Air & Climatic factors | <ul style="list-style-type: none"> • Temporary release of particulate matter in constructing new development • Substantial energy consumption in new developments • Lack of renewable energy use in new developments • Continuing car dependence with high CO2 emissions • Increasing commuter traffic increasing carbon footprint and negatively impacting on air quality. | <p>The Local Development Plan should encourage the use of renewable energy sources and energy efficiency measures in buildings.</p> <p>The implementation of the strategy should minimise car dependence, air pollution and nuisance</p> |
| Soil | <ul style="list-style-type: none"> • Impact of run-off from hard surfaces and new development • Soil sealing and compaction arising from new development • Substances used in construction, cleaning and redevelopment could potentially contaminate the soil • Increase in the amount of waste arisings from new development | <p>The Local Development Plan should ensure that SUDS are delivered in new development.</p> <p>The implementation of developments should avoid soil contamination. The waste hierarchy should be promoted.</p> |
| Water | <ul style="list-style-type: none"> • Potential pollution from new developments, especially industrial areas • Impact on qualifying features in River Dee from new development • Impact on water dependent SSSI's such as Corby, Lily and Bishops Lochs and Scotstown Moor • Increased need to abstract water during the construction of, and servicing new development • Flooding events are predicted to increase in frequency and severity due to the effects of climate change; consequently any future development below 5m datum is liable to flooding. | <p>The Local Development Plan should minimise water pollution and avoid disturbance to qualifying features of the River Dee.</p> <p>The implementation of the Local Development Plan should avoid the risk of flooding</p> <p>The implementation of the Local Development Plan should improve water quality and ensure sustainable use of water</p> |
| Landscape | <ul style="list-style-type: none"> • New development reducing public open space and green space in the City • New development harming the landscape setting of the city • New developments harming landscape features • New development resulting in coalescence and urban sprawl | <p>The Local Development Plan must ensure that playing fields and public open spaces are protected</p> <p>The Local Development Plan must take into account landscape setting when setting the allocations.</p> |

| | | |
|------------------------------------|--|--|
| Population and Human Health | <ul style="list-style-type: none"> • Development activities around certain parts of the City, declared air quality management areas, affecting people's health. • Inadequate provision of open space and sporting facilities; • Severance of links between residential areas and recreational sites limiting healthy sporting activities • Lack of family housing leading to a decline in the number of younger people • Changing demographics – loss of population and ageing population • Lack of affordable housing | <p>The Local Development Plan must recognise air quality management areas.</p> <p>The Local Development Plan should provide adequate sport facilities, open spaces, affordable housing and family housing.</p> <p>The Local Development Plan should take into account the needs of all sectors of society.</p> |
| Cultural Heritage | <ul style="list-style-type: none"> • New development can potentially impact on historical features. • Development activities can damage historical features | <p>The Local Development Plan should protect and where appropriate enhance the historical environment. It should manage the conflict between modern requirements and historic buildings.</p> |
| Material Asset | <ul style="list-style-type: none"> • Lack of adequate housing land, employment land and community facilities to meet the needs of people in Aberdeen City | <p>The Local Development Plan should promote the development requirements of the structure plan</p> |

5. Strategic Environmental Assessment

5.1 Alternatives/Options

As part of the consultation and background work on the Proposed Aberdeen Local Development Plan, we considered alternatives to include strategic, policy and site-specific alternatives. In this report we have considered:

- 3 phasing alternatives
- Proposed policies and their alternatives
- Existing policy options as an alternative to the main policy issues
- Strategic options within the growth areas
- All the 126 sites as alternatives within the strategic options, including masterplans and Supplementary Guidance

All these options and alternatives have been assessed against SEA topics to determine their suitability for the Aberdeen Local Development Plan. Where a strategic option scores badly against SEA topics, these have been rejected.

5.2 Scoping In/Out of SEA Issues

In accordance with Schedule 2 of the Environmental Assessment (Scotland) Act 2005 Aberdeen City Council scoped in all the environmental issues as the Proposed Aberdeen Local Development Plan is likely to have significant effect on them.

5.3 Assessment of Environmental Effects and Mitigation Measures

We have assessed the strategic, policy and site-specific options developed under the LDP against SEA topics. We have predicted whether these effects are negative, positive, uncertain, mixed or neutral. We have further evaluated the effects to determine their significance on the receptors in relation to reversibility or irreversibility of effects, risks, duration (permanent, temporary, long-term, short-term and medium-term) and cumulative (direct, indirect, secondary and synergistic).

Within the spatial strategy there have been brownfield and greenfield allocations made as per the format discussed in section 3 of this report. The following sections explain the assessment process for these sites and how decisions about the inclusions of sites has been made.

Brownfield Assessment

The principle of brownfield development is supported by the Proposed Aberdeen Local Development Plan, and the strategy of the Proposed Aberdeen Local Development Plan is to continue to deliver brownfield developments. Therefore, a large number of brownfield sites have been identified in the Proposed Aberdeen Local Development Plan and a summary of the assessments of these sites is contained in Appendix 8.c. Through the assessment process those sites which have been identified as having a more significant impact on particular indicators have not been taken forward into the Proposed Aberdeen Local Development Plan. Brownfield development is a more sustainable option than Greenfield development and the Structure Plan spatial strategy requires significant amount of development on brownfield land. There are limited opportunities for brownfield development in Aberdeen and following the Strategic Environmental Assessment all sites are viewed as suitable to accommodate development, and would contribute towards sustainable development. No sites have been rejected and no alternatives have been identified.

Greenfield Assessment

The assessments of the preferred greenfield sites, which have been selected as a result of the environmental assessment and public consultation on the Main Issues Report, are summarised in Appendix 8.d. These sites fit with the spatial strategy in the Structure Plan and minimise the overall impact on the environment. The assessments of the alternative sites, which have been rejected as a result of this assessment and the consultation on the Main Issues Report are summarised in Appendix 8.f. The rejected greenfield sites have similar impacts on the environment, but there are key issues with development of these sites related to the environmental indicators. These sites have a more significant negative impact on or more of the following: valuable habitats, significant impact on cultural heritage, unacceptable landscape impacts, sites at risk from flooding, and developments in less sustainable locations that will increase commuting and have more profound impacts on air quality and climatic factors these sites have been identified as having a more significant adverse environmental impact. For each site the main reason differs, but has been detailed in Appendix 8.f.

Masterplan Sites Assessment

The Proposed Aberdeen Local Development Plan seeks masterplans to be produced for a number of the larger development areas. Masterplanning will improve the quality of development and will form part of the mitigation measures for development. The assessment for the masterplanning areas are contained in Appendix 8.g.

Land Use Policy Assessment

The Proposed Aberdeen Local Development Plan contains the policies against which all planning applications will be assessed. Some of the policies promote development and some ensure that development takes place in the right way and does not have a negative impact on the environment. As a part of the Local Development Plan a suite of supplementary guidance has been prepared to support the policies in the Proposed Aberdeen Local Development Plan. Both the policies and the supplementary guidance have been assessed against environmental indicators to assess their inclusion against alternatives, and the option chosen has the most benefit to or minimal impact on environmental indicators. The Strategic Environmental Assessment process has also been used to refine these policies and supplementary guidance to minimise negative impact on the environment and maximise the positive benefits. The summaries of the assessments of policies and supplementary guidance are contained in Appendix 8.h.

During the process of producing the Main Issues Report policy options and alternatives were produced. Through the responses received on the Main Issues Report and the assessments of the policies a decision was made on the preferred approach for the Proposed Aberdeen Local Development Plan. Appendix 8.i and Appendix 8.j contain an assessment of the alternatives and the original Aberdeen Local Plan Policies, which were also treated as alternatives.

Cumulative Effect Assessment

Appendix 8.l provides a cumulative assessment of the three phasing options for the developments and the alternative sites and assesses this in combination with the policies in the plan. This includes a comparison of the preferred spatial strategy against the alternative options. The 4 options are:

- **Preferred Option** is that contained in the Proposed Aberdeen Local Development Plan and includes all the sites assessed in Appendix 8.d.
- **Alternative 1** would identify only the preferred sites from the site assessment process and would exclude sites OP58, OP27 and the additional 50 units from site OP51 from Appendix 8.d. This would result in a smaller land take, but would require that sites are delivered quicker in a fewer number of locations.
- **Alternative 2** would make the same allocations as alternative 1, but would not expect development to take place as quickly.
- **Alternative 3** is the cumulative assessment of the alternative sites contained in Appendix 8.f. The cumulative assessment of the policies has been drawn from the assessment of the Proposed Aberdeen Local Development Plan policies contained in Appendix 8.h.

Overall alternative 3 has a more significant negative impact on indicators as the sites that would be included are those that have been identified as having a greater environmental impact. This is the reason that these sites were rejected. Even with policy interventions the impacts on these sites are unlikely to be acceptable.

The preferred option and alternatives 1 and 2 include the same sites and the cumulative impact will be the same. The preferred option, while there are policies to protect the environment, will have negative effects on the environment. In particular the key points of the cumulative assessment are:

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

5.4 Proposed SEA Mitigation Measures

The SEA Directive requires that through mitigation measures, recommendations will be made to prevent, reduce or compensate for the negative effects of implementing the strategy. Overall the SEA has helped to guide our preference for development options and alternatives, and it has helped us to reword the Main Issues Report and clarify the main policy issues. The proposed framework to be adopted to mitigate significant environmental effects is contained in Table 5.1. There are a number of sites contained in the assessment at Appendix 8.d that require masterplans to be produced. The assessment of these sites and the policies, which have been assessed in Appendix 8.g, in this SEA means that there will not be a requirement to duplicate work and undertake further SEA for each individual masterplan. However,

Environmental Impact Assessment and Habitats Regulation Assessment may still be required at the appropriate point in the process. Where we have identified mitigation measures these have been included in the Proposed Aberdeen Local Development Plan where appropriate, and the Proposed Aberdeen Local Development Plan will need to take account of these mitigations measures during the implementation of the Plan.

Table 5.1: Summary of the Assessments and Mitigation Measures

| Issue | Effects | Mitigation Measures | When should mitigation be considered? | Who is responsible for mitigation? |
|-------|--|---|---|--|
| Air | <ul style="list-style-type: none"> • If the development of new homes causes more use of the motorcar, then congestion on the roads will be exacerbated and air quality standards will be compromised in some areas. Specifically within Air Quality Management Areas. • During the implementation phases of the LDP, housing construction is likely to have short-term negative impacts on air quality. • Cumulatively and individually developments are likely to have short term negative impacts on air quality from local dust nuisance given that PM10 measured in various parts of the city exceed 2010 Scottish annual mean objective. | <ul style="list-style-type: none"> • Policy of Air Quality in NE10 and supplementary guidance will be strictly applied. • All the allocations that have a negative effect on air quality will require to comply with NE10 and supplementary guidance. • All of those sites that have been identified as having the most significant impact have been removed from the plan and are contained only as alternatives. • The LDP team will work with officers implementing local and regional strategies to encourage the integration of developments into the existing road network and to support the education strategy on modal shift. • Through the Air quality action plan 2008 and the actions within the Local Transport Strategy. | <p>Through the development management process. When developing masterplans, local housing strategy, local transport strategy.</p> | <p>Development management team. LDP team, Transportation, NESTRANS</p> |

| Issue | Effects | Mitigation Measures | When should mitigation be considered? | Who is responsible for mitigation? |
|-------|---|--|---|---|
| Water | <ul style="list-style-type: none"> • Development will have a negative impact on water quality and will increase water abstraction from the River Dee. Policies in the plan will protect water quality and the River Dee, but the plan is likely to have significant impacts on water. • Development in close proximity to the River Dee SAC is likely to have short term reversible negative impacts on water quality as a result of pollution. • Negative impacts on water quality where development is taking place in close proximity to water bodies. Especially during construction phases. • Within the assessments particular sites have been identified as having or being close to land at risk from flooding. • Impact on water quality if new development connects to water and waste water infrastructure that is at or near capacity. | <ul style="list-style-type: none"> • Policies NE6 Flooding and Drainage, SG on SUDS, SG on Drainage Impact Assessment and SG on Buffer Strips will provide mitigation for the effects of development. All allocations that have been identified as having a significant impact on water quality will be required to comply with these policies. • All sites substantially at risk from flooding have been removed from the plan and are included only as alternatives. There are exceptions to this, but these are included on the basis that development on these areas does not take place on the land at risk from flooding. • Where the assessment has identified a significant flood risk these areas of sites have been identified as greenspace network. In addition Supplementary Guidance on Buffer Strips for water bodies has been prepared to provide protection to all areas that have or are close to water courses. • Policy I1 details the infrastructure requirements for new developments, and where development cannot be accommodated in existing infrastructure there is a requirement to upgrade or provide new facilities. • In view of the potential significant negative impacts during implementation, EIA will be submitted before developments commence, and where appropriate, Habitats Regulation Assessment of sites that may impact on the River Dee SAC will be undertaken. • We will increase the resiliance to future increases in precipitation flood risk and flooding by: avoiding development on areas at flood risk, use of SUDS, ensuring new infrastructure is not at risk of flooding and use of permeable surfaces. • A Habitats Regulation Assessment has been undertaken to ensure that the risk to the conservation status of the River Dee SAC has been minimised, and policies are included in the plan to ensure that development does not affect the River Dee's status. A Habitats Regulation Assessment will be required for developments in close proximity to the River Dee. | <p>Through the development management and EIA process.</p> <p>During the Habitats Regulation Assessment</p> | <p>LDP Team, Development Management, developers</p> |

| Issue | Effects | Mitigation Measures | When should mitigation be considered? | Who is responsible for mitigation? |
|-------|---|---|---|---|
| Soil | <ul style="list-style-type: none"> • The implementation of the LDP is likely to have negative effects on soil through soil erosion, desegregation, compaction and contamination of greenfield sites. There would be positive impacts where development carries out remediation of contaminated land. • Short term impacts on soil quality during construction of development sites, specifically Greenfield developments. This will have long term irreversible impacts. • Brownfield development has the potential to have positive impacts on soil quality where there is the requirement for remediation of contaminated land. • Increase waste and landfill. • Development on land at risk from flooding or coastal erosion. | <ul style="list-style-type: none"> • In order to reduce waste to landfill policy R5 and R6 provides a spatial framework for new waste facilities such as: recycling, composting and thermal treatment. • Areas of land that are at risk from coastal erosion and flooding have not been included in the Plan and are only alternative, apart from the exceptions noted in the Water quality above. • Policy provides protection to native woodland to increase resilience to erosion and landslides. • Developments are encouraged to make use of construction waste to reduce landfill. • In view of the potential significant negative impacts during implementation, EIA will be submitted before developments commence where appropriate. • Ensure that development undertakes remediation when required. Policy R2 Degraded and Contaminated Land will ensure that this is undertaken. | Through the development management and EIA process. | LDP Team, Development Management, developers Environmental Health |

| Issue | Effects | Mitigation Measures | When should mitigation be considered? | Who is responsible for mitigation? |
|-------------------------------|--|--|--|--|
| Biodiversity, flora and fauna | <ul style="list-style-type: none"> • Most of the developments may take place on greenfield sites. This will have long-term negative impacts on habitat loss (green space, open space, greenbelt and the countryside around the City), habitat fragmentation and vegetation removal. • In areas where there are designated sites there may be significant impacts on biodiversity, flora and fauna. • Within the River Dee SAC catchment there development has the potential to impact on biodiversity. • Development in close proximity to waterbodies is likely to have long-term irreversible negative effects on biodiversity. • Developments in close proximity to natural heritage designations and trees and woodlands have the potential to cause long term negative effects on biodiversity as a result of the loss of habitats. • Policies included in the Proposed Plan that have the potential to enhance natural heritage within new development areas through habitat creation. | <ul style="list-style-type: none"> • All of the Natural Environment and Open Space policies provide protection to biodiversity and developments that may have significant impacts on biodiversity are required to strictly comply with these policies. • Where policies that support development have a negative effect on biodiversity they will be overridden by the natural environment and open space policies. • Those proposals with significant impacts on biodiversity have been removed from the plan and are only alternatives. • Where the assessment has identified a natural heritage designation these areas of sites have been identified as greenspace network to provide protection. • In view of the potential significant impacts on biodiversity, developers will be required to undertake EIA prior to commencing some developments. EIA would address issues such as creation of wildlife corridors. Where greenfield land is allocated, consideration will be given to improving housing densities. An “appropriate assessment” will be carried out where development projects are likely to cause a significant impact on the River Dee SAC and its qualifying species. Masterplans can also address this issue. • A Habitats Regulation Assessment has been undertaken to ensure that the risk to the conservation status of the River Dee SAC has been minimised, and policies are included in the plan to ensure that development does not affect the River Dee’s status. A Habitats Regulation Assessment will be required for developments in close proximity to the River Dee. | Through the development management and EIA process. Masterplanning. Habitats Regulation Assessment | LDP Team, Development Management, developers |

| Issue | Effects | Mitigation Measures | When should mitigation be considered? | Who is responsible for mitigation? |
|------------------|---|--|--|---|
| Climatic factors | <ul style="list-style-type: none"> • Increased carbon footprint as a result of an increase in the use of resources from future development. • New developments will have negative effects on the climate as they will increase the demand for energy and to travel. In particular increase in the use of the motor car. • New developments will be required to be more efficient than current buildings and there will be an increased requirement for renewable energy. • The scale of allocations means there is increase potential for decentralised energy and power, which would add to CO2 reductions. • New developments close to areas at risk from flooding will exacerbate impacts of climate change. Specific negative effects have been identified where sites have water bodies on or in close proximity to. • The delivery of local services facilities and a mix of housing and employment reduce the need to travel by car and have a positive effect on climate. • Protecting trees and woodlands through policy will prevent soil disturbance and reduce the likelihood of flooding. | <ul style="list-style-type: none"> • The Transport policies in the plan promote development that reduces the need to travel. Also LR2 seeks to deliver mixed use communities and reduce the need to travel. • Policy T2 requires development to make provision for transport using the modal hierarchy with the motor car at the bottom. Policy T2 and SG on Transport accessibility seek to make changes in how people choose to travel. • The plan supports the use of brownfield land for development as it is in a sustainable location. • All sites substantially at risk from flooding have been removed from the plan and are included only as alternatives. There are exceptions to this, but these are included on the basis that development on these areas does not take place on the land at risk from flooding. • Through the strategy the plan is aiming to make the most efficient use of infrastructure to reduce the need for additional facilities and associated emissions. • Policy R7 and supplementary guidance promotes energy efficiency in new developments and the use of passive measures to reduce energy requirements. • Policy H3 promotes higher densities, reducing land take. • NE5 and supplementary guidance on trees protects trees and promotes tree planting. • Policy R8 supports renewable developments in appropriate locations. • Policy R7 requires micro generation. Through this policy and supplementary guidance the use of decentralised energy and heat is also promoted. • The LDP team will work to achieve developments that are more efficient and make use of renewable technologies. The LDP team will work with officers implementing local and regional strategies to encourage the integration of developments into the existing road network and to support the education strategy on modal shift. • Where the assessment has identified a significant flood risk these areas of sites have been identified as greenspace network. In addition Supplementary Guidance on Buffer Strips for water bodies has been prepared to provide protection to all areas that have or are close to water courses. | When developing masterplans, local housing strategy. | LDP Team, Development Management, Building Standards, Transportation and NESTRANS |

| Issue | Effects | Mitigation Measures | When should mitigation be considered? | Who is responsible for mitigation? |
|-------------------|---|--|---|--|
| Cultural Heritage | <ul style="list-style-type: none"> Implementation of the LDP may have direct impacts on the historic environment including loss and or damage to historic buildings and remains, and affect the setting or the context. Features include: ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, parks, gardens and designed landscapes, as well as marine heritage. Through the use of design policies and policies to enhance the historic environment there could be positive effects. Significant amounts of Greenfield development around Aberdeen, especially in prominent areas will affect existing views and impact negatively on cultural heritage. Development within or close to Conservation areas and redevelopment of listed buildings may have long term negative impacts on cultural heritage. | <ul style="list-style-type: none"> Policies D1 Architecture and Placemaking, D4 Aberdeen’s Granite Heritage, D5 Listed Buildings and Conservation Areas, D6 Historic Gardens and Designed Landscapes, D6 Landscape and Supplementary guidance providing more detailed policy advice will be applied strictly to ensure that development does not have a significant effect on cultural heritage. Those sites that were expected to have the most significant impacts have not been included in the plan and are only identified as alternatives. In view of the potential significant negative impacts during implementation, EIA will be submitted before development commences where appropriate. Design policies to ensure that new developments enhance the historic environment. Masterplanning to ensure that where there is a potential impact on the cultural heritage this is minimised and where possible enhanced. | Through the development management and EIA process. Masterplanning. | LDP Team, Development Management, developers |

| Issue | Effects | Mitigation Measures | When should mitigation be considered? | Who is responsible for mitigation? |
|-----------------|---|---|--|--|
| Landscape | <ul style="list-style-type: none"> Development of the scale proposed is likely to have significant impact on the setting of Aberdeen and some areas will be visually prominent. The removal of existing trees has the potential to impact significantly on the surrounding landscape. Visually prominent areas of sites if not carefully designed may have significant negative impacts on the surrounding landscape. Positive effects are likely through enhancement where the quality of the landscape and view are poor; where urban edges are hard and abrupt; or where the landscape is scrubby and visually exposed. | <ul style="list-style-type: none"> Policies D7 Landscape, Landscape Strategy Supplementary Guidance will be applied strictly to ensure that development does not have a significant effect on cultural heritage. Those sites that were expected to have the most significant impacts have not been included in the plan and are only identified as alternatives. Where the assessment has identified an area of a site which is more visually prominent on the landscape, these areas will need to be developed sensitively and in some cases greenspace network has been used to ensure development does not take place in these areas. In view of the potential likely significant negative impacts arising from the implementation of the LDP EIA will be submitted before developments commence. Landscape and visual assessments can be required. . | Through the development management and EIA process. Landscape assessments and Masterplanning of sites. | LDP Team, Development Management, developers |
| Material Assets | <ul style="list-style-type: none"> This option will provide large amounts of employment land to support expanding businesses and attract new businesses into Aberdeen. This option will also provide a range of house types and sizes including affordable housing. There will be a wider range of housing and employment sites resulting from this option. Enhancement and access to the environment. | <ul style="list-style-type: none"> Policies LR2 Mixed use communities, H3 Housing Mix, H5 Affordable Housing I1 Infrastructure Delivery have been included to ensure that the positive effect of development is enhanced. Policies NE1 Greenspace Network, NE9 Access and Informal Recreation and NE4 Open Space Provision in New Developments will enhance access to and enjoyment of the environment. In view of the potential significant positive impacts that developments have on material asset, collaboration will be made with stakeholder including landowners, developers, housing associations to support the scheme. | Through masterplanning of sites to incorporate assets in new developments. Provide support for sites that have the potential to create employment. | LDP Team, Development Management, ACSEF |
| Population | <ul style="list-style-type: none"> Development of the preferred option will support an increase in the population of Aberdeen and provide a range of house types and sizes to meet everyone's needs. The plan is likely to have long term positive impacts on population. | <ul style="list-style-type: none"> In view of the potential significant positive impacts that developments have on population, collaboration will be made with stakeholder including landowners, developers, housing associations to support the scheme. Also an appropriate mix of housing in line with the local housing strategy should be promoted. Policy H3 requires a mix of housing types and sizes to be provided, which will meet the needs of future population. | Use masterplanning of sites to achieve an appropriate mix of house types and tenures | LDP Team, Masterplanning, and Housing |

| Issue | Effects | Mitigation Measures | When should mitigation be considered? | Who is responsible for mitigation? |
|--------------|---|--|--|---|
| Human Health | <ul style="list-style-type: none"> • Development which results in the loss of formal or informal recreation areas or paths may impact negatively on human health • Development may impact negatively on air quality, which may affect human health • New developments which conform to new building standards can enhance good health for occupiers. New homes are more generally energy efficient, incorporate good landscaping, are located near the countryside or on greenfield land. They therefore provide the opportunity for people to have access to the open spaces and recreational facilities and to appreciate the natural environment. • If those with no access to housing gain access to housing, the strategy will engender long-term positive effects in bringing social justice and health if they are in safe environments. | <ul style="list-style-type: none"> • Policy of Air Quality in NE10 and supplementary guidance will be strictly applied. • All the allocations that have a negative effect on air quality will require to comply with AQ1 and supplementary guidance. • Policy NE3 Urban Greenspace provides protection to existing areas of greenspace in the City and will ensure that there is no negative impact on human health as a result of the plan. • In view of the potential significant positive impacts that developments have on population and human health collaboration will be made with stakeholder including landowners, developers, housing associations to ensure that developments are properly serviced. | <p>Encourage increased energy efficiency through policy. Encourage the use of combined heat and power plants through master planning. Make use of open space strategy in identifying the types of open space required.</p> | <p>LDP team, Development Management, Economic and Environmental Sustainability,</p> |

5.5 Monitoring

Aberdeen City Council is required to monitor the significant environmental effects when the plan is implemented. A monitoring report will be prepared to constantly monitor the significant effects. The framework for monitoring significant effect of the implementation of the plan is shown in the Table 5.2 below. The monitoring data will be incorporated into the Proposed Aberdeen Local Development Plan.

Table 5.2: Monitoring Plan

| Effects | What sort of information is required? (Indicators) | Where can the information be obtained? | Are there gaps in the existing information and how can it be resolved? | When should the remedial action be considered? | Who is responsible for undertaking the monitoring? | How should the results be presented? | What remedial actions could be taken? |
|---------|---|---|--|--|--|---|---|
| Air | nitrogen dioxide emissions Air quality (PM ₁₀) | Aberdeen City Council Local Air Quality Management: Progress Reports | | When new Air Quality Management Areas are declared. Planning Applications Review of supplementary guidance on Air Quality | Environmental Health | As part of the Air Quality Action Plan or As and when is necessary | Review Supplementary Guidance on Air Quality |
| Water | Impact on water quality of River Dee SAC Impact of development on Flooding Impact of development on water pollution | Dee catchment management plan SEPA flood monitoring and local authority flood monitoring data SNH on the impact on the qualifying interests of the River Dee SAC. | | When data from SEPA and SNH indicate potential pollution in the Dee. When data indicates that there has been an increase in flood incidents action should be taken. | SEPA, SNH and Aberdeen City Council | As and when flood risk and pollution increases | Review the action programme of the local development plan Review supplementary guidance on flooding and drainage |

| Effects | What sort of information is required? (Indicators) | Where can the information be obtained? | Are there gaps in the existing information and how can it be resolved? | When should the remedial action be considered? | Who is responsible for undertaking the monitoring? | How should the results be presented? | What remedial actions could be taken? |
|----------------|---|--|---|--|---|---|---|
| Soil | contaminated land Meeting landfill allowance targets Soil erosion | Contaminated land strategy Aberdeen City Council Waste Strategy Flood monitoring data from SEPA. | | If the number of contaminated sites/land increases If the level of biodegradable Municipal waste sent to landfill increases When flood events increase | Contaminated Land Unit, SEPA | As and when | Prepare or revise supplementary guidance |
| Biodiversity | Impact on the qualifying features of the River Dee SAC Habitat fragmentation | Dee catchment management plan Open Space Strategy and Greenspace Network reviews | | When departures against Natural Environment and Open Space policies are approved When open space audit indicates a negative impact on habitats | LDP Team, SNH | Annually | Review of supplementary guidance on open space and greenspace network Review of land allocations |

| Effects | What sort of information is required? (Indicators) | Where can the information be obtained? | Are there gaps in the existing information and how can it be resolved? | When should the remedial action be considered? | Who is responsible for undertaking the monitoring? | How should the results be presented? | What remedial actions could be taken? |
|------------------|--|---|---|---|---|---|---|
| Climatic factors | <p>Increase in carbon footprint</p> <p>Increase in car use and energy consumption in new developments</p> | <p>Carbon footprint</p> <p>North east Scotland Global Reduction Footprint Report</p> <p>Carbon management plan monitoring report</p> <p>Monitoring of new development emissions</p> <p>Local Transport Strategy</p> <p>Monitoring of modal shift in transport modes</p> | | <p>When planning applications are being approved contrary to Policies</p> <p>When transport monitoring shows increases in congestion and a modal shift is not occurring, i.e. use of the car is increasing.</p> | LDP Team, Building Standards and Development Management, Transportation | Annually | Review of supplementary guidance and if mixed use developments are achieving desired outcomes |
| Human Health | <p>Reduced access to open spaces</p> <p>Number of people suffering from air borne deseases as a result of NO2 and PM10, e.g. asthma.</p> | <p>Open space strategy</p> <p>NHS Grampian</p> | | <p>When there is a substaintial increase or high incidence of people suffering from air borne deseases.</p> <p>If open space audit indicates negative impacts on access to open space</p> | LDP Team, NHS | Annually | <p>Review land allocations and supplementary guidance on greenspace networks and open space.</p> <p>For air quality actions as per effects on Air</p> |
| Population | Increase in the range of house types and tenures | Housing land audit | | When the plan is reviewed | LDP Team | Annually | Review Policies and allocations in ALDP and supplementary guidance |

| Effects | What sort of information is required? (Indicators) | Where can the information be obtained? | Are there gaps in the existing information and how can it be resolved? | When should the remedial action be considered? | Who is responsible for undertaking the monitoring? | How should the results be presented? | What remedial actions could be taken? |
|-------------------|---|--|---|--|---|---|--|
| | Increase in the number of care homes built | Monitoring of planning applications | | When the plan is reviewed | LDP Team | Annually | Review Policies and allocations in ALDP |
| Cultural Heritage | Impact on Archaeological remains on Greenfield sites Reduced numbers of historic buildings registered as 'at risk' | Archaeology – number of excavations and remains found on sites Scottish Civic Trust Buildings at risk register for Scotland | | When there is an increase in Archaeological remains being discovered When the number of buildings on the 'at risk' register remains static or increases | Scottish Civic Trust and LDP Team, Archaeology and developers | Annually | Review of prepare supplementary guidance and revise land allocations |
| Landscape | Impact of development on visually prominent areas Development adversely affecting the landscape and townscape setting. | Landscape appraisal Public complaints | | When landscape appraisal indicates a negative impact on landscape and townscape setting. When there is a large amount of opposition to development | Development Management and developers | Annually | Review land allocations and/or prepare supplementary guidance |

6 Habitats Regulation Assessment

6.1 Introduction

In October 2005, the European Court of Justice ruled that land use-plans should be subject to a Habitats Regulation Assessment according to Article 6(3) and 6(4) of the Habitats Directive (92/43/EEC) which applies to all development plans. This section assesses the likely significant effects that the Aberdeen Local Development Plan (ALDP) may have on the River Dee Special Area of Conservation (SAC) - the only European site within the Aberdeen City boundary. This report concludes that, subject to the existing safeguards in the Plan and additional safeguards identified here, the ALDP will have no adverse affect on the integrity of the European sites within the authority boundary.

6.2 Approach Adopted for the Assessment

The aim of the Assessment is to assess the likely impacts of the ALDP against the conservation objectives of the River Dee SAC. This is to ascertain that the Plan will not have an adverse impact alone, or in combination with the other plans and projects on the site's integrity. A broad-brush approach was adopted to screen out aspects of the plan and policies that are not likely to have any significant effects on the River Dee SAC. The policies generally screened out do not generate any development, take land, cause pollution, require water abstraction, lead to any disturbance, and some protect the environment (See Appendix 9.g). For the aspects of the plan promoting development, we looked at development within and outwith 2km from the River Dee SAC while carrying out this assessment. The purpose of considering this 2km buffer is to ensure that all proposed developments likely to affect the River Dee SAC and its tributaries are included as a part of this assessment. The rest of the process follows the guidance in the Scottish Executive (2006) *Assessing Development Plans in terms of the Need for Appropriate Assessment: Interim Guidance*. Edinburgh: Scottish Executive.

6.3 The Geographical Scope of the Plan

The ALDP covers the whole of the area of Aberdeen City Council. The plan sets out a spatial strategy for Aberdeen City and includes policies and proposals covering various issues including housing, transport, economic development, heritage and natural environment.

6.4 European Sites That May Be Affected

The ALDP affects only one European site within the Aberdeen City Council boundary, and this is the River Dee SAC. It extends beyond the boundaries of Aberdeen City into Aberdeenshire.

6.5 Qualifying Interests and Conservation Objectives of River Dee SAC

The Qualifying interests and the conservation objectives of the River Dee SAC are shown in Table 6.1 below.

Table 6.1: Qualifying Interests and Conservation Objectives

| Site | Qualifying features/interests | Conservation objectives |
|-----------------|--|---|
| River Dee (SAC) | Freshwater Pearl Mussel, Salmon, Otter | <p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status (FCS) for each of the qualifying features.</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species, (including range of genetic types for salmon), as a viable component of the site • Distribution of the species within site • Distribution and extent of habitats supporting the species • Structure, function and supporting processes of habitats supporting the species • No significant disturbance of the species • Distribution and viability of freshwater pearl mussel host species • Structure, function and supporting processes of habitats supporting freshwater pearl mussel host species |

6.6 Plans and Project Likely to Affect the Site

In assessing how the qualifying interests of the site are affected, consideration is given to the plan objectives as well as the objectives of other plans and projects with which ALDP is likely to have - “in combination” effects.

6.7 Aims and Objectives of the ALDP

ALDP is the document that sets out the detailed guidance for new development in Aberdeen City up to 2023 with more indicative guidance for some areas up to 2030. This delivers the requirements from the Structure Plan, which requires housing allowances of 26,500 to 2023, and employment allowances of 105 hectares up to 2023. Strategic Reserve land is also identified for the period 2024 to 2030. Broadly the implementation of the ALDP will mean:

- Enabling developments to take place in Aberdeen in a managed and sustainable way. To facilitate partnership working through an ongoing process of engagement.
- Ensuring that appropriate physical and social infrastructure is provided in a timely fashion to support new development.
- Monitoring the rate at which new development is taking place and take appropriate action if identified targets for delivery are not being met.
- Providing a choice of new locations for employment land and seeks to strengthen the city’s role as the major service centre in the North East of Scotland.
- Supporting the regeneration of disadvantaged areas of Aberdeen and providing opportunities for all its citizens.

- Creating quality lifestyles in quality settings through a series of detailed masterplans, which will investigate distinctive architectural styles, streetscape, urban form, and movement patterns.

In relation to the natural environment it will mean:

- Promoting and encouraging sustainable development, whilst sustaining the natural environment.
- Protecting and enhancing the unique green space areas of the city so they can be enjoyed by current and future generations.
- Creating a network of green spaces so everyone can enjoy the peace and tranquillity of informal outdoor pursuits.
- Complementing of Core Paths Plans to improve access and movement along the transport corridors and opening up many more opportunities for local people to enjoy the green space.
- Enhancing Green Space Network covering areas including River Valleys, the coast, woodland, District Wildlife Sites and Local Nature Reserves along with other valued landscapes. Investing to rejuvenate and revitalising them.

In relation to housing, it will mean:

- Improving affordable housing within Aberdeen City to increase access to housing for the wider population.
- Preventing town cramming and over-development of urban sites and supporting genuine city form and scale in urban sites.
- Providing a wide range of housing sites in Aberdeen to support the population.

In relation to transport, it will mean:

- Mitigating adverse traffic and transport impacts such as traffic congestion.
- Promoting road safety, access to vehicle, public car parking spaces and high demands of on-street parking.
- Ensuring that new developments are accessible to public transport.
- Reducing the need to travel by car by encouraging availability of alternative modes such as public transport, walking and cycling.
- Promoting the Western Peripheral Route (WPR) as a by-pass around the city to free up road capacity in the urban areas and providing opportunities for walking and cycling in the residential areas and pedestrian priority in the City Centre.
- Addressing problems associated with the Air Quality Management (Nitrogen Dioxide). Maintaining land around harbour and airport for their respective use.

In relation to the City Centre, it will mean:

- Promoting commercial, economic, social and cultural activities
- Providing modern business and commercial development opportunities and generating economic growth.
- Creating opportunities for speciality shopping and retailing.
- Developing and maintaining city centre as a major shopping destination, its use as a leisure, office, tourism and business. The Structure Plan sets a target of Aberdeen's City Centre becoming one of the top 25 retail locations in the UK.
- Retaining existing retail premises in retail use
- Boosting tourism and leisure facilities by developing cultural industry and generating social activities.

- Providing quality services such as hotels, guest houses, restaurants, bistros and car parking facilities.
- Increasing city centre population and mitigating conflicts in use and functions of the city centre.
- Improving the image of the City through strategic regeneration projects.
- Allowing non-car access through pedestrianisation of Union Street and improving the environment.
- Improving connections between new station developments, the harbour, Union Street and City Centre.

In relation to resources, it will mean:

- Tackling the shortage of permitted void landfill space within the city.
- Remediation of degraded and contaminated land for redevelopment.
- Reducing, reusing and recycling waste by carefully locating waste management facilities.
- Ensuring landfill sites and land raise proposals operate to the highest standards to reduce the impact on the environment.
- Providing waste management and proper storage facilities and access to such facilities.
- Developing economically and environmentally viable renewable energy resources.
- Increased energy efficiency of new developments.

In relation to Community Facilities, it will mean:

- Providing a wide range of facilities and enhancing overall quality of life.
- Providing opportunities for various community services such as schools health centres, hospitals, community centres, and libraries.
- Developing sports facilities, green spaces for new communities at convenient locations particularly accessible by public transport.
- Providing safe access and cycling facilities to encouraging people walk and ride and discouraging car use and reducing environmental impact.
- Generating employment opportunities by suitably locating sites for business development.
- Promoting a mix of housing, employment, retail, community facilities and open space in new developments.

In relation to retailing, it will mean:

- Developing retail opportunity sites for bulky goods.
- Creating good access and transport links for goods transportation.
- Supporting the vitality and viability of existing retail locations.

In relation to economic development, it will mean:

- Maintaining and promoting a strong and diverse economy by providing specialist business areas.
- Providing land for industrial, office and research and development uses.
- Developing facilities for science and technology related activities.
- Installing oil and gas infrastructure and developing the Harbour as a port.

6.8 Plans and Projects Considered “In Combination” with the Plan

The Habitats Directive article 6(3) requires consideration of the implications of the Plan for sites likely to be affected in combination with other plans and projects. The following Plans and Projects are considered that might – in combination with the Aberdeen Local Development Plan – have a significant effect on the River Dee SAC:

- Aberdeen City and Shire Structure Plan 2009
- Aberdeen City Local Plan 2008
- Aberdeenshire Local Plan 2006
- Aberdeenshire Local Development Plan (Proposed Plan Stage)
- Projects listed in Appendices Appendix 9.a to Appendix 9.e
- Aberdeen City Core Path Plan
- Aberdeenshire Core Path Plan
- Aberdeen City Local Transport Strategy
- Aberdeen City Local Housing Strategy
- Aberdeen City Sustainable Development Strategy
- Aberdeen Western Peripheral Route
- NESTRANS Regional Transport Strategy
- Aberdeen City Sports Strategy

6.9 Key Implications of These Plans for the River Dee SAC

The key implications of the plans in section 8 are:

- The Structure Plan 2007-2030 identifies three strategic growth areas, which will be the main focus for development in the area up to 2030. The structure plan makes allowance for 72,000 new homes, of which, half will be located in Aberdeen, and for 175ha of employment land. The housing provision has been divided into 21,000 houses on Greenfield sites, 10,000 on brownfield sites and 5,000 within regeneration areas.
- Aberdeenshire Council are also working towards producing a Local Development Plan to address the Structure Plan requirements. The growth in Aberdeenshire is focused on the A90 north, A90 south and the A96. There is also a housing allowance for local needs growth outwith the transport corridors. Within Aberdeenshire there will be an allowance of sites for 36,000 houses.
- The Core Paths Plan proposes active use of paths and creation of new paths that could pass through or encourage the use of some sensitive sites.
- Aberdeen City Sports Strategy has water sports elements capable of disturbing conservation interests.
- Aberdeen City Local Transport Strategy, the Regional Transport Strategy and the Aberdeen Western Peripheral Route have development implications likely to affect Natura 2000 sites.
- Aberdeen City Housing Strategy proposes the development of over 1750 houses by 2011.

The implementation of the ALDP has the potential to impact on the qualifying features of River Dee SAC as shown in Table 6.2: Potential impacts on the Qualifying Interests below. The magnitude, duration, and location implications of these effects will be assessed in the next stage of this report. The assessment of how these Policies, strategies, objectives, were scoped in is contained in Appendix 9.g.

Table 6.2: Potential impacts on the Qualifying Interests

| Policies, strategies, objectives, | Water Abstraction | Water Quality | Habitat Loss: | Climate Change Effects | Disturbance | Summary |
|--|--|---|---|--|---|--|
| | E.g. <i>Required by:</i> additional housing and new industry. <i>Causes of changes in:</i> water levels; flow or velocity; salinity; loss of freshwater flows over mudflats | E.g. <i>From</i> additional housing, new industry and surface water runoff etc. <i>Causes of change in:</i> discharge rates, chemistry, eutrophication; toxicity; thermal; turbidity | E.g. From changes in sediments budget from dredging, aggregate removal and coastal defence and river engineering works Reduce actual area available to support protected populations | E.g Coastal Squeeze, sea level rise, increasing temperature, increased storminess. Possible Impacts Include increase in flooding, loss of flood plain, need for new /improved coastal and flood defence works | E.g. From additional housing, higher intensity housing with little Greenspace, loss of existing Greenspace, loss of wildlife corridors, changes in recreational use (e.g. water based). | |
| LR1 Land Release | Water abstraction to support additional development Increased in water demand, creating conditions of low water flow | Water quality affected through run-off from constructional works, diffuse and point pollution from land management and development. | Loss of habitat to housing developments | Development in low lying areas and flood plains may be affected by climate change | Disturbance to species (otter) and supporting habitats | <i>Water Abstraction Water Quality Habitat Loss Disturbance Climate change</i> |
| LR2 Delivery of Mixed Use Communities | Water abstraction to support additional development Increased in water demand, creating conditions of low water flow | Water quality affected through run-off from constructional works, diffuse and point pollution from land management and development. | Loss of habitat to housing developments | Development in low lying areas and flood plains may be affected by climate change | Disturbance to species (otter) and supporting habitats | <i>Water Abstraction Water Quality Habitat Loss Disturbance Climate change</i> |
| I1 Infrastructure Delivery | Water abstraction to support additional development | Water quality from soil deposition from constructional works | Loss of habitat to development of facilities | | Disturbance to otter and salmon if facilities emitting light rays are located close to the SAC | <i>Water Quality Loss of Habitat Disturbance Water abstraction</i> |
| C1 City Centre Development C2 City Centre Business Zone | Water abstraction to support additional development | Water quality affected through run-off from constructional and infrastructural works; release of sediments and hazardous materials. | | | | <i>Water Abstraction Water Quality</i> |

| Policies, strategies, objectives, | Water Abstraction | Water Quality | Habitat Loss: | Climate Change Effects | Disturbance | Summary |
|--|---|---|--|---|---|--|
| RT1 Sequential Approach and Retail Impact RT2 Out of Centre Proposals RT3 Town, District and Neighbourhood Centres RT5 Retail Development Serving New Development | Water abstraction to support additional development | Water quality affected through run-off from constructional works. | Loss of Habitat through morphological alterations, habitat modifications, habitat fragmentation, loss of bank side habitat | | | <i>Water Quality Water abstraction Habitat loss</i> |
| H1 Residential Areas | Water abstraction to support additional development Increased in water demand, creating conditions of low water flow | Water quality affected through run-off from constructional works, diffuse and point pollution from land management and development. | Loss of habitat to housing developments | Development in low lying areas and flood plains may be affected by climate change | Disturbance to species (otter) and supporting habitats. Development will increase density and development may have a greater impact on habitat areas. | <i>Water Abstraction Water Quality Habitat Loss Disturbance Climate change</i> |
| H2 Density | Water abstraction to support additional development Increased in water demand, creating conditions of low water flow | Water quality affected through run-off from constructional works, diffuse and point pollution from land management and development. | Loss of habitat to housing developments | Development in low lying areas and flood plains may be affected by climate change | Disturbance to species (otter) and supporting habitats | <i>Water Abstraction Water Quality Habitat Loss Disturbance Climate change</i> |
| H4 Mixed Use Areas | Water abstraction to support additional development | Water quality affected through run-off from constructional and infrastructural works; release of sediments and hazardous materials. | | | | <i>Water Abstraction Water Quality</i> |
| H5 Affordable Housing | Water abstraction to support additional development Increased in water demand, creating conditions of low | Water quality affected through run-off from constructional works, diffuse and point pollution from land management and | Loss of habitat to housing developments | Development in low lying areas and flood plains may be affected by climate change | Disturbance to species (otter) and supporting habitats | <i>Water Abstraction Water Quality Habitat Loss Disturbance Climate change</i> |

| Policies, strategies, objectives, | Water Abstraction | Water Quality | Habitat Loss: | Climate Change Effects | Disturbance | Summary |
|---|---|--|--|-------------------------------|--|--|
| | water flow | development. | | | | |
| H6 Gypsy and Traveller Caravan Sites H7 Gypsy and Traveller Requirements for New Residential Development | | Water quality affected through pollution from improper waste disposal | | | | <i>Water Quality</i> |
| CF1 Existing Community Sites and Facilities CF2 New Community Facilities | Water abstraction to support additional development | Water quality from soil deposition from constructional works | Loss of habitat to development of facilities | | Disturbance to otter and salmon if facilities emitting light rays are located close to the SAC | <i>Water Quality Loss of Habitat Disturbance Water abstraction</i> |
| R1 Minerals | | Water quality affected through soil erosion from site | Potential impacts on supporting habitats | | Potential disturbance to species and supporting habitats | <i>Water Quality Habitat loss Disturbance</i> |
| R2 Degraded and Contaminated Land | Possible depending on type of redevelopment | Water quality affected through accidental contaminant release in water run-off | | | Dependent on type of restoration or redevelopment | <i>Water Quality Water abstraction Disturbance</i> |
| R3 New Waste Management Facilities R4 Sites For New Waste Management Facilities | There is the possibility that energy generation from waste plants may use water | Water quality affected through pollution from waste treatment facilities | | | | <i>Water Quality Water abstraction</i> |
| R5 Energy From Waste | There is the possibility that energy generation from waste plants may use water | Water quality affected through pollution from waste treatment facilities | | | | <i>Water Quality Water abstraction</i> |
| R6 Waste Management Requirements For New Development | | Water quality affected through leakage of improperly stored waste | | | | <i>Water Quality</i> |
| R7 Low and Zero Carbon Buildings | | | | | | |

| Policies, strategies, objectives, | Water Abstraction | Water Quality | Habitat Loss: | Climate Change Effects | Disturbance | Summary |
|---|---|---|--|---|---|--|
| R8 Renewable and Low Carbon Energy Developments | Yes; self-build houses and hydro schemes would have an impact on water flow | Water quality affected through change in water flow, soil and sediment movement | Loss of Habitat from soil resulting from heavy excavation and infrastructure development | | Disturbance to otter if development affects foraging resting and breeding sites. Potential for disturbance to qualifying species and supporting habitats from hydro schemes | <i>Water Quality Loss</i> <i>Habitat Disturbance</i> <i>Water abstraction</i> |
| NE9 Access and Informal Recreation | | Water quality affected through soil and sediment deposition, eutrophication from dog fouling, | Potential habitat loss through development of new recreational facilities | | Disturbance to all qualifying interests from water sports, and other recreational activities taking place within the foraging resting and breeding] sites of otter outside the river. | <i>Water Quality Disturbance</i> <i>Habitat loss</i> |
| NE6 Flooding and Drainage NE7 Coastal Planning | | Water quality affected through change in water flow, soil and sediment movement | Loss of Habitat from soil and sediment deposition | Coastal Squeeze from soil and sediment deposition | Disturbance to seasonal migration of Atlantic Salmon at various stages of its life cycle. | <i>Water Quality Loss</i> <i>Habitat Disturbance</i> <i>Coastal Squeeze</i> |
| T1 Land for Transport | | Water quality affected through soil and sediment deposition, waste disposal, and release of oil and fuel from infrastructural activities. | | | Disturbance through activities associated with soil and sediment deposition, waste disposal, and release of oil and fuel from infrastructural activities. | <i>Water Quality Disturbance</i> |
| D3 Layout Siting and Design of Development | | Water quality affected through soil and sediment deposition, waste disposal, and release of oil and fuel from infrastructural activities. | | | Disturbance through activities associated with soil and sediment deposition, waste disposal, and release of oil and fuel from infrastructural activities. | <i>Water Quality Disturbance</i> |

| Policies, strategies, objectives, | Water Abstraction | Water Quality | Habitat Loss: | Climate Change Effects | Disturbance | Summary |
|--|--|--|---|--|--|--|
| T3 Managing the Transport Impact of Development | | Water quality affected through engineering works, within the boundary of the SAC, for improving or developing infrastructure; and through the modification of river channel. Water quality affected through released chemicals, oil and fuel from roads and cars | Habitat loss by engineering works; modification of river channel etc | | Disturbance through engineering works, within the boundary of the SAC, for improving or developing infrastructure; and through the modification of river channel. Disturbance from public transport access or vehicular access | <i>Water Quality Disturbance Habitat loss</i> |
| B11 Business and Industrial Land B12 Specialist Employment Area B13 West End Office Area B15 Pipelines and Major Accident Hazards | Water abstraction to support additional development | Water quality affected through released contaminants from development of oil and gas infrastructure. | Loss of Habitat through morphological alterations, habitat modifications, habitat fragmentation, loss of bank side habitat, | | | <i>Water Quality Loss of Habitat Water abstraction</i> |
| B14 Aberdeen Airport and Aberdeen Harbour | Water abstraction to support additional development | Water quality affected through soil and sediment deposition. | Loss of habitat from bank side clearance | | Disturbance to qualifying features from constructional activities | <i>Water Quality Loss of Habitat Water abstraction Disturbance</i> |
| Developments within 2 kms of the bank of River Dee (3,005houses) See Appendix 9.a | Water abstraction to support additional development. | Water quality affected through run-off from constructional works. | Loss of habitat from bankside clearance and land take | Potential for future requirements for flood defences and subsequent impacts on floodplain | Disturbance to qualifying features from constructional activities | <i>Water abstraction Water quality Habitat loss Disturbance Climate change</i> |
| Land Allocation on Greenfield Land – 20,435 homes | Water abstraction to support additional development. | Water quality affected through run-off from constructional works. | Loss of habitat from bankside clearance and land take | No Potential for future requirements for flood defences and subsequent impacts on floodplain | Disturbance to qualifying features from constructional activities | <i>Water abstraction Water quality Habitat loss Disturbance Climate change</i> |
| Land Allocation on Brownfield Land – | Water abstraction to support additional | Water quality affected through run-off from | Loss of habitat from bankside clearance | No Potential for future requirements for flood | Disturbance to qualifying features | <i>Water abstraction Water quality</i> |

| Policies, strategies, objectives, | Water Abstraction | Water Quality | Habitat Loss: | Climate Change Effects | Disturbance | Summary |
|--|--|---|---|--|---|--|
| between 5,895 and 9,494 homes | development if some of the proposed developments are outside regeneration areas or if new developments exceed demolished proportion. | constructional works. | and land take | defences and subsequent impacts on floodplain | from constructional activities | <i>Habitat loss Disturbance Climate change</i> |
| Masterplanning of sites listed in. | Water abstraction to support additional development. | Water quality affected through run-off from constructional works. | Loss of habitat from bankside clearance and land take | No Potential for future requirements for flood defences and subsequent impacts on floodplain | Disturbance to qualifying features from constructional activities | <i>Water abstraction Water quality Habitat loss Disturbance Climate change</i> |
| Summary of Effects on River Dee SAC | | | | <i>Water Abstraction Water Quality Habitat Loss Disturbance Coastal Squeeze</i> | | |

6.10 Likely Sig. Effects of ALDP in Combination With Other PPS

The implementation of ALDP is likely to have significant effects on the qualifying features of Dee SAC either alone or in combination with the plans listed above. Table 6.3 below summarises these effects.

Table 6.3: Likely significant effects of the plan in combination with other plans and projects

| Qualifying features of the River Dee SAC | Key environmental conditions to support site integrity/ Sensitivities | Trends | Possible impacts arising from other plans and projects | Possible impacts arising from other FALP | Any risk of Significant effects? |
|--|--|--|---|---|--|
| <ul style="list-style-type: none"> • Atlantic Salmon (<i>Salmo salar</i>) • Freshwater Pearl Mussel (<i>Margarifera margarifera</i>) • Otter (<i>Lutra lutra</i>) | <ul style="list-style-type: none"> • Absence of disturbance to qualifying features such as Atlantic Salmon throughout its life cycle; particularly between November and May being the most sensitive months for Atlantic salmon • No natural or artificial barrier to the migration of Atlantic Salmon within its catchment from the river mouth to the headwater stream for spawning or to significantly impede adult migrating upstream and smolts migrating downstream • No actions to constrict watercourses; close by-pass routes and headroom; actions to reduce water velocity; or actions to erect permanent in-stream physical barrier to the movement of otters • Accessibility of the spawning area to adults • Availability of adequate holding areas to provide shelter • Sufficient summer flow to maintain adequate depth and velocity in juvenile rearing areas • Fresh water should avoidance high nutrient concentration, low dissolved oxygen levels, high sediment loads, heavy metals, mild or excessive eutrophication, toxic pollutants and pesticides, • Avoiding substrate gravel beds, cobble or boulders being clogged with sand and silt • Presence of a healthy population of salmonids (salmon, see trout and brown trout) is essential for pearl mussel. | <p>Increasing pressure on water quality – nutrient loading as result of certain types of development Threat from climate change Pressure from development on river abstraction, promotion of economic development putting pressure on biodiversity and resource use Promotion of north-east as a tourist destination can be a source of disturbance for qualifying features.</p> | <ul style="list-style-type: none"> • Water Quality lowered • Water Abstraction lowering quantity of water • Coastal Squeeze Disturbance • Direct Habitat Loss • Increased pressure for water resources from River Dee likely to exacerbate conditions of low flow damaging the habitats and species it hosts | <ul style="list-style-type: none"> • Water Quality lowered • Water Abstraction lowering quantity of water • Coastal Squeeze Disturbance • Direct Habitat Loss | <p>Yes - there is a risk of significant effects on the qualifying features either alone or in combination with other plans and projects.</p> |

6.11 Summary of Assessment of Likely Significant Effects

From the assessment made in Table 6.3 above, there is a risk that the significant effects identified may have an adverse effect on the integrity of the River Dee SAC for its qualifying features, either alone or in combination with other plans and projects.

6.12 Mitigation of Negative Effects on Site Integrity

Table 6.4 below shows the policies in ALDP included to avoid, reduce and minimise any negative effects on the qualifying interests of River Dee SAC, and to ensure that the site's integrity is not adversely affected.

Table 6.4: Mitigation Measures in the Plan

| Effects | Policies | Are Risks of Adverse Effect on site integrity Removed? | Additional Measures Required | Are Risks of Adverse Effect on site integrity Removed? |
|---|--|--|--|--|
| Water Quality | NE5 Flooding and Drainage NE6 Coastal Planning Drainage Impact Assessment before development of more than 10 houses or over 100 square meter floor space Sustainable Urban Drainage Systems (SUDS) to be incorporated into all new developments | Yes to some extent | Subject new developments to Appropriate Assessment Subject new developments to Environmental Impact Assessment Install SUDS in all new developments Requires new development to be connected to the sewage system | Yes |
| Coastal Squeeze Disturbance Direct Habitat Loss | NE6 Coastal Planning NE2 Greenbelt NE1 Greenspace Network D6 Landscape NE8 Access and Informal Recreation NE3 Urban Greenspace Proposal NE4 Protecting Trees and Woodlands Preserves Greenspace and areas that protect wildlife and biodiversity Restricts development from encroaching on Greenspace Preserves landscape and woodland that protect wildlife and biodiversity Restricts development from encroaching on landscape and woodland | Yes | N/A | Yes |
| Water Quality lowering | NE7 Natural Heritage Gives full protection to River Dee SAC | Yes to some extent | Requires Appropriate Assessment for developments that are likely to have significant effect on Natura | Yes |

| | | | | |
|---|---|--|--|--|
| <p>Water Abstraction lowering quantity of water</p> <p>Coastal Squeeze Disturbance</p> <p>Direct Habitat Loss</p> | <p>Prohibits developments that affects the integrity of River Dee SAC</p> <p>Requires EIA for projects that are likely to affects these sites</p> | | <p>2000 sites</p> <p>The development should fully conform to the Dee Catchment Management Plan (DCMP) and River Basin Management Plan currently under preparation.</p> <p>Proposals for new water resources and strict standards for new –build and existing developments. Awareness raising through educational measures to support behavioural change.</p> <p>Strong building regulations with respect to water efficiency and leakage control with partner organisations and demand management</p> <p>Appropriate Assessment of water resource development</p> <p>Development should be subject to revision if the monitoring data shows a substantial decrease in water level under climate change scenarios that will have an adverse impact on the qualifying features of the River Dee SAC.</p> | |
|---|---|--|--|--|

6.13 Habitats Regulation Assessment Conclusion

It has been identified that through a screening process that some ALDP proposals in combination with other plans and projects are likely to have significant effects on the qualifying interests of the River Dee SAC. These effects have been subject to an Habitats Regulation Assessment in view of the site’s conservation objectives and addressed through policies in the document as well as through additional measures. It is therefore concluded that the ALDP will not adversely affect the integrity of the River Dee SAC.

7 Next Steps

7.1 Proposed Consultation Timescale

Aberdeen City Council will ensure an early and effective consultation on the Local Development Plan and the accompanying environmental report. In this connection, the minimum consultation period Aberdeen City Council intends to specify under Section 16(1)(b) and notify under Section 16(2)(a)(iv) is eight(8) weeks.

7.2 Anticipated Milestone

Table 7.1 below shows the remaining steps needed for the SEA of Aberdeen Local Development Plan and how these steps would be carried out and described in the final environmental report.

Table 7.1: Proposed Consultation Timescale and Methods

| Expected time frame | Milestone | Comments |
|---------------------|---|----------|
| 8 weeks | Consulting on the Interim Environmental Report alongside Main Issues Report | Complete |
| 3 weeks | Collating views on the Consultation and take the appropriate action on the Environmental Report and the plan as the result of the consultations | Complete |
| 4 weeks | Finalise the environmental report | Complete |
| 12 weeks | Consulting on the Environmental Report and the Proposed Aberdeen Local Development Plan | |
| 3 weeks | Collating views on the Consultation | |
| 3 weeks | Take the appropriate action on the environmental report and the plan as the result of the consultations | |
| 2 weeks | Finalise the environmental report | |
| 2 weeks | Take post-adoption measures | |

7.3 Summary and Analysis of Comments

Table 7.2: Analysis of Comments

| Organisation | Issue | Concern/ Comments | How addressed in SEA Process | SEA Report page |
|---|--|--|--|---|
| Historic Scotland (HS) | Monitoring | The buildings at risk register is administered by the Scottish Civic Trust not Historic Scotland | Changed | Table 5.1: Summary of the Assessments and Mitigation Measures |
| HS | Mitigation | Where negative effects are identified, steps should be taken to mitigate these effects where possible. | Mitigation measures have been included in the Proposed LDP where possible and other measures have been identified. | Table 5.1 |
| HS | Links to other PPS | NPPG18 Planning and the Historic Environment has now been superseded by SPP23. | All national Guidance now consolidated into SPP. | Table 4.1 |
| HS | Links to other PPS | For Information, the Memorandum of Guidance on Listed Buildings and Conservation Areas (the Memorandum) has now been withdrawn. | This reference has been removed. | Appendix 8.m |
| Scottish Natural Heritage (SNH) | Monitoring | We welcome the Aberdeen Council's commitment to this plan and would be happy to support its development and delivery where we can. | Noted | No change. |
| Scottish Environment Protection Agency (SEPA) | General | Interpretation of assessments could be improved | More detail has been provided in the summary of the assessments contained in this report. | Appendix 8.c Appendix 8.d Appendix 8.f |
| SEPA | General | Clearly outline proposed mitigation | Mitigation measures have been included in the Proposed LDP where possible and other measures have been identified. | Table 5.1 |
| SEPA | Non technical Summary | SUDS treats surface water rather than wastewater. | Changed. | Non-Technical Summary |
| SEPA | Relevant aspects of the current state of the environment | There is a lack of information on flooding in either the water or climatic factors tables. | More information has been added. | Appendix 8.n |
| SEPA | Relevant aspects of the current state of the | Include information on the designated air quality management areas in the baseline data appendices. | Information has been included | Appendix 8.n |

| | | | | |
|------|---------------------------------|--|--|--|
| | environment | | | |
| SEPA | Environmental Problems | Air and Climatic factors should be identified as a specific issue for the City. This should contain reference to increased commuter traffic. | This issue has now been identified in the problems and is taken into account in the proposed mitigation | Table 4.3 Table 5.1 |
| SEPA | Environmental Problems | Welcome expanding data on air quality to include reference to areas where the atmospheric pollution is close to exceeding the air quality objectives. | Available data has been included in baseline information | Appendix 8.n |
| SEPA | Assessments | Provide a summary in the main body of the report to explain the assessment of each of the alternatives. | Summary of the options and alternatives is contained in the summary of the content of the plan and the assessment of these options is contained in the assessment section. | 3. Description of Local Development Plan Content 5.1 Alternatives/Options |
| SEPA | Assessment of Strategic Options | Negative effects on air and water have been identified and there is a requirement for mitigation. | Mitigation measures are proposed for the identified impacts on air and water. | Table 5.1 |
| SEPA | Assessment of main issues | Infrastructure and Developer Contributions: Clear supplementary guidance could also help to ensure that suitable drainage and waste management infrastructure is in place to facilitate development | SG on Waste has been prepared to deal with this issue. | Appendix 8.h |
| SEPA | Assessment of main issues | It would seem that all waste proposals have been assessed as likely to have significant negative effects against human health, when this is not the case. | The assessment of policies R3, R4, and R5 now indicate a neutral impact on human health. | Appendix 8.h |
| SEPA | Assessment of existing policies | It would have been helpful if some clarification had been provided as to which of these policies were considered as main issues and are proposed to change as part of the review process. | A full assessment of all policies in the Proposed Plan has now been undertaken for this Environmental Report. | Appendix 8.h |
| SEPA | Assessment of existing policies | Provide information as to which policies are to be changed in a minor way. And assess the changes the demonstrate whether the changes have significant effects. | A full assessment of all policies in the Proposed Plan has now been undertaken for this Environmental Report. | Appendix 8.h |
| SEPA | Assessment of existing policies | We note that existing policy 21 has significant negative effects against the soil receptor, and policies 37 and 38 against the water receptor. We would suggest that this highlights the need to these policies to be amended to remove any significantly negative effects, or mitigation for the effects to be clearly established. | The negative effects identified have been mitigated. | Table 5.1 |
| SEPA | Assessment of | Assessment for Area D has become confused with D1 labelled as | There are no preferred options | No change. |

| | | | | |
|------|---|---|---|--|
| | growth options and alternatives | the alternative option and no preferred option provided. | in area D and development in this area would only be an alternative to development elsewhere. | |
| SEPA | Assessment of sites in the growth areas | There is a lack of justification for the assessments given and this is an area we would hope you would improve upon in future work. | More detail has been included in the summaries of the site assessments | Appendix 8.c Appendix 8.d Appendix 8.f |
| SEPA | Assessment of sites in the growth areas | It was not possible to locate a number of the sites identified for masterplanning (for example, Northfield, Middlefield) and therefore it is not possible to provide comment on their assessment. | The sites proposed for masterplanning are the identified regeneration priority areas and a map has been included to indicate the location of these. | 11. Maps |
| SEPA | Assessment of sites in the growth areas | We note that you have not assessed any of the brownfield sites, yet there may be significant effects from inclusion of these allocations in the plan. | Brownfield sites have now been assessed and environmental issues highlighted. | Appendix 8.c |
| SEPA | Air Quality | Where sites are close to areas that are currently close to prescribed air quality limits, we would expect these allocations to be assessed as significantly negative. | Amendments have been made, in particular some brownfield opportunities have been assessed as having impacts on air quality management areas | Appendix 8.c Appendix 8.d Appendix 8.f |
| SEPA | Flood risk | Sites at risk from flooding should be scored as significantly negative and sites: 2/01, 1/03, 1/14 and 3/09 are missing reference to flood risk. | All areas at risk from flooding, using information provided by SEPA in response to the Main Issues Report are noted in the site assessments | Appendix 8.c Appendix 8.d Appendix 8.f |
| SEPA | Flood Risk | We have outlined the mitigation we would expect to see in the Plan in our response to the MIR. | We have included reference to flood risk in the site assessment, and the Proposed Plan requires development to meet the requirements of SEA mitigation. We have also included policies and supplementary guidance on flooding and buffer strips to ensure that there is no negative impact on flooding. | Table 5.1 |
| SEPA | Flood Risk | There may be effects from development connecting to public infrastructure which is at or near capacity and you may wish to consider this and mitigate against it in your plan. | This issue has been identified in the cumulative assessment of the proposals and mitigation measures have been identified. | Appendix 8.b Table 5.1 |

| | | | | |
|------|----------------------|--|---|--|
| SEPA | Flood Risk | The assessments do not seem to have considered potential physical impacts on the water environment, Mitigation could subsequently include a statement for the allocation which required that the watercourse not be culverted and be considered as integral feature of the site. | This has been considered and measures included in proposed mitigation. | Table 5.1 |
| SEPA | Human Health | We note that only preferred allocation Countesswells Road, is assessed as having a significant negative effect on human health. If the allocation is brought forward to the Plan mitigation will be required to address this issue; our preference, if possible, would be for the allocation to be amended to remove the effect. | The site included in the Propose Plan is no longer assessed as having a negative impact on human health. | Appendix 8.d |
| SEPA | Mitigation measures | Currently the relationship between the mitigation measures and summary mitigation table is unclear. | The summary mitigation table has been removed from the SEA, and all information is contained in one table. | Table 5.1 |
| SEPA | Mitigation measures | Where a proposal has a significant negative effect we would strongly encourage you to revise the proposal to remove that effect before it is included in the proposed plan. | Through the production of the Proposed Plan and the mitigation measures we have sought to do the following: 1. Policy Solution 2. Supplementary guidance solution 3. Removal of proposal 4. Modification of Proposal 5. Modification of Policy 6. Removal of policy | Table 5.1 |
| SEPA | Monitoring Framework | We would recommend that you focus your monitoring in the significant effects identified, or on areas where baseline information could be usefully improved. | The monitoring now links to the main negative issues identified in the mitigation measures, and is more focused. | Table 5.2: Monitoring Plan |
| SEPA | Next Steps | Any new proposals that the MIR does not address will need to be assessed, unless they have been assessed through other SEA work. | All new proposals have been assessed and are contained within the appendices | Appendix 8.c Appendix 8.d Appendix 8.f |

8 Environmental Report Appendices

Appendix 8.a: Assessment of Strategic Options

| SEA Topics Phasing options | SEA Topics | | | | | | | | | | Comment |
|---|--|-------|------|--------------|------------------|-------------------|-----------|----------------|------------|--------------|---|
| | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Asset | Population | Human health | |
| Preferred Option | -- | -- | -/0 | -- | +/- | 0/- | - | ++ | ++ | ++ | <p>Significant Impact on air and water quality arising from developments.</p> <p>Mixed impact on climatic factors as development has the potential to increase green house gas emission through increased housing and business provision and an increased demand for transport. However, new developments will be more efficient than existing buildings.</p> <p>There would be significant positive impacts on Material assets, Population and Human Health.</p> <p>There may be negative impacts on water from developments connecting to water and waste water infrastructure that is at or near capacity.</p> |
| Alternative 1 (Higher programming in early phases) | ! | ! | -/0 | ! | +/- | 0/- | ' | ++ | ++ | ++ | <p>Significant impact on local air quality are expected arising from increased levels of congestion</p> <p>Mixed impact on climatic factors as development has the potential to increase green house gas emission through increased housing and business provision and an increased demand for transport. However, new developments will be more efficient than existing buildings.</p> <p>There would be significant positive impacts on Material assets, Population and Human Health. There may be negative impacts on water from developments connecting to water and waste water infrastructure that is at or near capacity.</p> |
| Alternative 2 (Higher programming in later phases) | ! | ! | -/0 | ! | +/- | 0/- | ' | ++ | ++ | ++ | <p>Significant impact on local air quality are expected arising from increased levels of congestion</p> <p>Mixed impact on climatic factors as development has the potential to increase green house gas emission through increased housing and business provision and an increased demand for transport. However, new developments will be more efficient than existing buildings.</p> <p>There would be significant positive impacts on Material assets, Population and Human Health.</p> <p>There may be negative impacts on water from developments connecting to water and waste water infrastructure that is at or near capacity.</p> |
| Key | + positive, - negative, 0 = neutral =? = uncertain | | | | | | | | | | |

Appendix 8.b: Cumulative Assessment of Developments

| SEA Topics Development Option | | | | | | | | | | | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|----------------|------------|--------------|---|
| | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Asset | Population | Human health | |
| A1 Preferred Including: OP25, OP2 | - | - | 0 | - | - | - | - | ++ | ++ | 0 | This option incorporates 3 housing sites at Dubford and around 20 hectares of employment land at the southern section of Murcar, just to the north of the existing employment allocation at Berryhill and Cloverhill. These Greenfield sites are close to the existing urban area and would fit within the landscape and be more accessible in transport terms than the alternatives. The scale of development would place significant demands on water supplies, would change the rural scene, and introduce new built elements into a fairly prominent site on the edge of the city. Existing habitats (especially hedgerows) would be affected by the development. The peripheral location and the scale of development would generate significantly more CO2 and Methane. On the plus side, development would enable the remediation of contaminated land, contribute fixed assets (such as affordable housing) to the city, as well as new services and facilities and open space. |
| A2 Alternative Alternatives listed in Appendix 8.f | ' | ; | + | ; | ; | ; | ; | ++ | ++ | 0 | The alternatives in this area include large development proposals to the east and west of the A90. These proposals would have a more significant impact on the landscape setting of Aberdeen and significant impacts on the transport network. Compared to option A1 this option, A2, has a more significant impact on biodiversity and climate change due to the distance from Aberdeen and the increased land take. Hence the preference of A1 over A2. |
| B1 Preferred Including: OP10, OP12 | ' | ; | 0 | - | - | 0/- | ; | ++ | ++ | 0 | The preferred option for development in this area is Whitestripes, as it could deliver a sustainable mixed-use community. This option includes East Woodcroft north, which is currently allocated in the local plan. Whitestripes is a large development and will have significant impacts on the landscape and infrastructure, but given the scale of development new services and improvements to infrastructure would be delivered. Development could impact on a district wildlife site, but this could be avoided through masterplanning for the site. There would be substantial benefits in terms of providing fixed assets, including housing, business and community uses and there could be a positive knock on effect for the local economy. |
| B2 Alternative Alternatives listed in Appendix 8.f | ' | ; | 0 | ; | ; | - | ; | ++ | ++ | 0 | The alternative options include options at Causewayend and Perwinnies, which would have significant impacts on the surrounding landscape, and Scotstown Road, Middleton Park, and Balgownie Playing fields, which would result in the loss of valued urban green space, playing fields and biodiversity. Compared to option B1 this option B2 has a more significant impact on biodiversity and climate change due to the distance from Aberdeen and the loss of a district wildlife site. Hence the preference of B1 over B2. |
| C1 Preferred Including: OP24, OP26, OP30, OP27, OP31, OP28, OP45 | 0 | ; | 0 | - | - | - | - | ++ | ++ | 0 | The preferred option includes development at: Stoneywood, close to the existing urban area; Craibstone, the eastern part of Rowett south and part of Greenferns Landward. These options together will provide a good mix of housing and employment in close proximity, and will help to deliver key infrastructure improvements along the A96 corridor. |

| SEA Topics Development Option | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Asset | Population | Human health | Comment |
|---|---|-------|------|--------------|------------------|-------------------|-----------|----------------|------------|--------------|--|
| | C2 Alternative Alternatives listed in Appendix 8.f | 0 | - | 0 | - | - | - | - | + | + | |
| D Alternative Alternatives listed in Appendix 8.f | 0 | ' | ' | ; | ; | 0 | ; | ++ | ++ | 0 | Area D is an alternative location for growth. This option has not been preferred these sites are divorced from the existing urban area, and providing attractive linkages, encouraging walking, cycling and public transport, to Aberdeen would be difficult. There are significant impacts on climate landscape and biodiversity, hence why the area has not been preferred. |
| E1 Preferred Including: OP42, OP43, OP44, OP40 | ' | ; | 0 | ' | ; | ' | ' | ++ | ++ | 0 | The preferred option includes those sites already in the Local Plan allocated for strategic housing land reserve at Kingswells South, Maidencraig SE and Greenferns, the preferred option also includes employment land to the west of Kingswells and housing land at Gillahill and part of Maidencraig NE. This option will increase the mix of uses in Kingswells, avoid natural heritage designations and fit within the landscape. |
| E2 Alternative Alternatives listed in Appendix 8.f | ' | ; | ' | ; | ; | ' | ; | +/- | ++ | 0 | The alternative options would include further development at Maidencraig, north west Kingswells, and development of Greenferns Landward. Compared to option E1 this option, E2, has a more significant impact on landscape due to the prominence of many of the sites, and there are also a number of technical constraints on development further west with the proposed AWPR route. Hence the preference of E1 over E2. |
| F1 Preferred Including: OP58 | 0 | ; | 0 | ' | ; | 0 | 0 | ++ | ++ | 0 | The preferred option is for a new settlement at Countesswells. This could provide a self sustaining community with a good mix of housing, employment and community facilities. This site is not well connected to existing services and there would be significant impacts on climate and other infrastructure, but development is of a scale to provide improved links and public transport. |
| F2 Alternative Alternatives listed in Appendix 8.f | ' | ; | ' | ; | ; | 0 | ; | + | + | 0 | There are a number of smaller sites in the area that are alternatives to development. Compared to option F1 this option, F2, has a more significant impact on landscape due to the prominence of the sites. This option cannot deliver the same positive benefits for population and material assets and new services and facilities cannot be provided in an easily accessible location. Hence the preference of F1 over F2. |
| G1 Preferred Including: OP62, OP61, OP60, OP59, OP64, OP51, OP65 | 0 | ' | 0 | ' | ' | ' | ' | + | + | 0 | The preferred option for development in the Deeside area is to limit development to a few locations given the significant transport and environmental constraints in the area. This option includes development in Oldfold (east of Miltimber), and small scale development to the west of Miltimber, in Peterculter and at north Garthdee Farm. The option also includes provision for expansion of development sites at north Friarsfield and Pitfodles. These sites have the lowest impact on the surrounding landscape, and, in the case of the larger proposals, would provide a mix of housing and employment, which is lacking in the Deeside area. |

| SEA Topics | | | | | | | | | | | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|----------------|------------|--------------|---|
| Development Option | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Asset | Population | Human health | |
| G2 Alternative Alternatives listed in Appendix 8.f | - | - | - | - | - | - | - | ++ | ++ | 0 | There are a large number of alternative sites in the Deeside area. Compared to option G1 this option, G2, has a more significant impact on air, water, soil, biodiversity and climate change cultural heritage and landscape. The impacts on the River Dee SAC and loss of woodland and areas of known habitats would be significant. Hence the preference of G1 over G2. |
| H1 Preferred Including: OP77, OP78, OP76, OP79 | 0 | - | 0 | - | - | - | - | ++ | + | 0 | The preferred option for development includes a large mixed use development at Loirston, excluding the area designated as a District Wildlife Site and opportunities for employment land at Blackhills and Charlestown. There are potential impacts resulting from the development of these areas on biodiversity, given the proximity to Loirston Loch and Kincorth Hill, which are both District Wildlife sites. |
| H2 Alternative Alternatives listed in Appendix 8.f | 0 | - | 0 | - | - | - | - | ++ | ++ | - | The alternative for this area includes increased development at Loiston, development at Rigifa, and Peterseat. Compared to option H1 this option, H2, has a more significant impact on biodiversity, the landscape impact of development at Peterseat, and there are constraints to development due to blasting at Blackhills Quarry. Hence the preference of H1 over H2. |
| City Area 1 Preferred | 0 | 0 | + | 0 | + | +/- | +/- | ++ | + | + | The preferred option would encourage, in principle, development on all brownfield sites in the existing urban area. Brownfield development will have positive effects on receptors such as potential to clear up contaminated sites and support regeneration, but may alter the appearance of townscapes, and impact on cultural heritage depending on design of development. In addition the current Aberdeen Collegde building, the Bon Accord Masterplan, Aberdeen Beach South, Park House, Summerhill Academy buildings, and part of the copper beach public house are specific proposals in the City area that would be supported. |
| City Area 2 Alternatives | 0 | 0 | + | 0 | + | +/- | - | + | + | - | The alternative options include development at the Hillhead Centre, St Fitticks and Ramsay Gardens Garthdee. Compared to option City Area 1 this option, City Area 2, would result in the loss of open space, have significant impacts on the landscape, and would not have the same positive benefits that result from supporting brownfield development. Hence the preference of the City Area 1 over the City Area 2. |
| Key: + positive, - negative, 0 = neutral =? = uncertain | | | | | | | | | | | |

Appendix 8.c: Assessment of Brownfield Sites

| SEA Topics Sites | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|--------------------------------------|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Brownfield General Assessment | +/- | - | +/- | 0 | - | +/- | +/- | + | + | + | The size of the development is likely to increase traffic in a built up area and impact negatively on air quality and specifically on Air Quality Management Areas, but location of brownfield opportunities are close to existing services and facilities and promotes walking and cycling. Housing development is likely to have short-term adverse effects soil through soil erosion, desegregation, compaction and pollution during construction phases, but development will be required to remediate any contaminated land. Housing development could potentially have short-term negative impacts on water through a change in water table, stream flows, site water budgets, localised flooding, silt deposition and water-borne pollution. Inevitably, some localised impacts on watercourses would occur due to the development. This is a brownfield development and the impact on biodiversity will be neutral. The scale of development that could be accommodated on site could have a negative impact on climate due to increased use of resources and increased emissions. The scale of development will provide housing and support the population and will have positive effects on population and material assets. Housing development is likely to have long-term positive effects on human health. Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no access to housing now gaining access to housing. Since new homes are more energy efficient than the existing stock; they reduce running costs and assist in decreasing fuel poverty. While development of brownfield site has a scope for enhancement of landscapes, development may also restrict some views. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places. Depending on implementation strategies, housing development proposed on these brownfield sites could positively or adversely affect the built features, their context, pattern of past historic use, and associations of the historic environment. The planning and design of developments, which conforms, substantially to the City's existing design, layout, material and quality is likely to have long-term positive effects. But new developments that deviate from existing designs could adversely affect the setting of historic settlements in the long-term. New housing provides the scope for creation of fixed assets, the use of natural and material assets, promoting waste minimisation, recycling and composting. |
| 1 Western Road | +/- | - | +/- | -/+ | - | +/- | +/- | + | + | + | As per brownfield general assessment. The Inverness/Kittybrewster Railway line is a District Wildlife Site, and if not designed sympathetically could have a negative impact on biodiversity; however a sympathetic development could have positive effects. |
| 40. 140 Causewayend | +/- | - | +/- | 0 | - | +/- | +/- | + | + | + | As per brownfield general assessment. |
| 393-396 Great Western Road | +/- | - | +/- | 0 | - | +/- | +/- | + | + | + | As per brownfield general assessment. This site is within a conservation area and without careful consideration could impact negatively on cultural heritage. |
| 41 Nelson Street | +/- | - | +/- | -/+ | - | +/- | +/- | + | + | + | As per brownfield general assessment. The Inverness/Kittybrewster Railway line is a District Wildlife Site, and if not designed sympathetically could have a negative impact on biodiversity, however a sympathetic development could have positive effects. |
| 82-88 Middlefield Place | +/- | - | +/- | 0 | - | +/- | +/- | + | + | + | As per brownfield general assessment. |

| SEA Topics | | | | | | | | | | | Comment |
|-----------------------------|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Sites | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | |
| 86-92 Auchmill Road | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| 9-13 Broomhill Road | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| 1-7 Crombie Road | +/- | ' | +/- | 0 | ∴ | +/- | +/- | + | + | + | As per brownfield general assessment. Potential contamination from various previous uses and development may have positive effects on soil quality. Development is close to areas at risk from flooding and may have a significant impact on climate. |
| 9 Duff Street | +/- | ' | +/- | -/+ | ' | +/- | +/- | + | + | + | As per brownfield general assessment. The Inverness/Kittybrewster Railway line is a District Wildlife Site, and if not designed sympathetically could have a negative impact on biodiversity; however a sympathetic development could have positive effects. |
| 35 Froghall Road | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. Close to Old Aberdeen Conservation Area and development has the potential to enhance cultural heritage if sensitively designed if not impact will be negative. |
| 45-47 Holland Street | +/- | ' | +/- | -/+ | ∴ | +/- | +/- | + | + | + | As per brownfield general assessment. The Inverness/ Kittybrewster Railway line is a District Wildlife Site, and if not designed sympathetically could have a negative impact on biodiversity; however a sympathetic development could have positive effects. The area is also at risk from flooding and development may impact negatively on climate. |
| 96-126 John Street | +/- | ' | +/- | -/+ | ' | ++/-- | +/- | + | + | + | As per brownfield general assessment. The Inverness/ Kittybrewster Railway line is a District Wildlife Site, and if not designed sympathetically could have a negative impact on biodiversity; however a sympathetic development could have positive effects. Development may have significant impacts on cultural heritage as the site is close to the Union Street Conservation Area and Wolmanhill category A listed building. |
| 11 Jopps Lane | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| 366 King Street | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| 24 Market Street | +/- | ' | +/- | 0 | ' | ++/-- | +/- | + | + | + | As per brownfield general assessment. Site is within the Union Street Conservation area and development may have a significant impact on cultural heritage. |
| 41 Nelson Street | +/- | ' | +/- | -/+ | ' | +/- | +/- | + | + | + | As per brownfield general assessment. The Inverness/Kittybrewster Railway line is a District Wildlife Site, and if not designed sympathetically could have a negative impact on biodiversity; however a sympathetic development could have positive effects. |
| 54 Park Road | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| 21 Polmuir Road | +/- | ' | +/- | 0 | ' | ++/-- | +/- | + | + | + | As per brownfield general assessment. Site is within the Ferryhill conservation area and next to listed buildings and development may have a significant impact on cultural heritage. |

| SEA Topics | | | | | | | | | | | Comment |
|---------------------------------------|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Sites | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | |
| 1 and 2 Springbank Terrace | +/- | ' | +/- | 0 | ' | ++/-- | +/- | + | + | + | As per brownfield general assessment. Development site includes a category B listed building and is within Bon-Accord Crescent/Crown St. Conservation Area and development may have a significant impact on cultural heritage. |
| 343 Union Street | +/- | ' | +/- | 0 | ' | ++/-- | +/- | + | + | + | As per brownfield general assessment. As per brownfield general assessment. Development site includes a category C listed building and is within Union Street Conservation Area and development may have a significant impact on cultural heritage. |
| Abbey Road Torry | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. In addition development is close to areas at risk from flooding and may be vulnerable to future changes in global climate. |
| Aberdeen College, Gallowgate | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Aberdon House | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Balgownie Centre | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Balgownie Machine Centre | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Balgownie Primary School | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| B&Q, Denmore Road | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Bankhead Academy | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Bimini, 69 Constitution Street | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| BP Dyce (Part) | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |

| SEA Topics | | | | | | | | | | | Comment |
|--|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Sites | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | |
| Braeside Infant School | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. In addition redevelopment in Tillydrone will support regeneration in the area having positive effects on population and material assets. |
| Broadford Works | +/- | ' | +/- | 0 | ' | ++/-- | +/- | + | + | + | As per brownfield general assessment. In addition redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed, but sensitive development will enhance cultural heritage. |
| Burnside Centre, Mastrick Drive/ 2 Croft Road | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Byron Park Nursery | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Castlegate Regeneration Area | +/- | ' | +/- | 0 | ' | ++/-- | +/- | + | + | + | As per brownfield general assessment. In addition the restoration of these listed buildings have the potential to bring the upper and basement levels of the buildings back into use and enhance heritage in the conservation area. Redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed. |
| Cattofield Reservoir | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Causewayend Primary School | +/- | ' | +/- | 0 | ' | ++/-- | +/- | + | + | + | As per brownfield general assessment. Causewayend Primary School is a category C listed building and unsympathetic development has the potential to have significant negative impacts, but sympathetic development could have positive benefits. |
| Citadel | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. Redevelopment of the Citadel, a listed building, will have mixed impacts depending on the quality of design. |
| Copper Beech, Auchinyell | +/- | ' | +/- | ' | ' | +/- | +/- | + | + | + | As per brownfield general assessment. Deeside Old Railway is a District Wildlife Site, and if not designed sympathetically could have a negative impact on biodiversity, however a sympathetic development could have positive effects. Development would also result in the loss of trees and may have significant impacts on biodiversity and landscape. |
| Cornhill Hospital | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. In addition development is within a conservation area and could have a negative impact if development is not responsive to surrounding environment. |
| Cotton Street | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |

| SEA Topics | | | | | | | | | | | Comment |
|--|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Sites | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | |
| Craighill Primary School | +/- | ' | +/- | - | ' | +/- | +/- | + | + | + | As per brownfield general assessment. Site is close to the River Dee SAC and development has the potential to impact negatively on biodiversity, but given the scale and the fact that it is a brownfield development impact is unlikely to be significant. |
| Croft House | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Crown House | +/- | ' | +/- | 0 | ' | ++/-- | +/- | + | + | + | As per brownfield general assessment. Part of the Bon-Accord Crescent/Crown St. conservation area. Britannic House is a category B listed building, and an unsympathetic development has the potential to have a significant impact on cultural heritage, but sympathetic development could have positive benefits. |
| Culter Tip | +/- | ' | +/- | +/- | +/- | +/- | +/- | + | + | + | As per brownfield general assessment. In addition, if development on this site is built sensitively then it will improve biodiversity. The restoration of the tip will also help improve climatic factors. |
| Cults Pumping Station | +/- | ' | +/- | - | - | +/- | +/- | + | + | + | As per brownfield general assessment. Cults burn runs to the west of the site and development on this site would be at risk from flooding and would have negative impacts on climate. Also, the Cults burn is a tributary of the River Dee and development may impact negatively on the SAC and biodiversity. |
| Dancing Cairns, Auchmill Road | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Denburn and Womanhill | +/- | ' | +/- | 0 | ' | ++/-- | +/- | + | + | + | As per brownfield general assessment. In addition a significant area of flooding in southern portion of site shown on flood map, and site is vulnerable to the effects of climate change. The restoration of this grade A listed building has the potential to bring this building back into use and enhance heritage in the conservation area. Redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed. Therefore, significant mixed positive/negative impact has been identified. |
| Donside Paper Mill | +/- | ' | +/- | - | ' | +/- | +/- | + | + | + | As per brownfield general assessment. In addition the site is close to the River Don and there will be potential impacts on water quality and the site will be vulnerable to future global climate changes. There may also be habitats associated with the River Don that could be affected by development in this location. |
| Double 2 Bar, 22 Balnagask Road | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Dunbar Halls | +/- | ' | +/- | - | ' | +/- | +/- | + | + | + | As per brownfield general assessment. In addition development is adjacent to the River Don and development could have a negative impact on water quality. There could be negative impacts on the River Don and ancient woodland resulting from development. Negative impact on Climate as Close to functional flood plan and development is vulnerable to global climate changes. Development is within a conservation area and care will need to be taken to ensure that there is no negative impact on the surrounding environment. |
| Elmbank Terrace | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |

| SEA Topics | | | | | | | | | | | Comment |
|--|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Sites | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | |
| Ex-sports Club Dyce | +/- | ' | +/- | - | ' | +/- | +/- | + | + | + | As per brownfield general assessment. In addition development is within close proximity to the Green Burn and River Don flood plains and includes an area of ancient woodland, and development may impact negatively on these natural features and habitats associated with them. Negative impact on Climate as Close to functional flood plan and development is vulnerable to global climate changes. |
| Former Amadeus and Riva Bingo Hall, Queens Link | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Former Carden School | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Former Crockers Roses Site Lang Stracht | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Former Summerhill Academy | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Frederick Street East North Street | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Froghall Terrace | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Greenfern Infant School | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Grove Nursery, Hazlehead | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Hillhead Halls | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. In addition development is adjacent to the River Don Part of the site is within an area at risk from flooding and the site will be vulnerable to future global climate changes, therefore mixed impact on Climate. |
| Hilton Nursery | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |

| SEA Topics | | | | | | | | | | Comment | |
|----------------------------------|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Sites | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | |
| Kennerty Mill | +/- | ' | +/- | ' | :- | +/- | +/- | + | + | + | As per brownfield general assessment. In addition development is adjacent to the Culter Burn and close to the River Dee SAC and may impact negatively on water quality and biodiversity The site seems to be almost entirely within the indicative flood plain of the Culter Burn and may be vulnerable to future changes in climate. Development could potentially have a significant impact on cultural heritage, through the loss or redevelopment of a category B listed building. |
| Kittybrewster Depot | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Land at Bucksburn House | +/- | ' | +/- | ' | ' | +/- | +/- | + | + | + | As per brownfield general assessment. In addition this site could potentially accommodate a large number of houses and or businesses, and the site is close to Bucksburn gorge and may impact negatively on water quality. Site adjacent to the Bucks Burn and lower areas may be at risk of flooding. Site slopes considerably though, so likely that the affected areas would be limited, there may be negative impacts on climate as a result of development. The surrounding area is a District Wildlife Site and is bounded by the Bucksburn Gorge, development may impact negatively on habitats. |
| Linksfield Academy | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Mains of Dyce | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Manor Walk | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | -/+ | As per brownfield general assessment. Potential contamination on part of the site related to Gas manufacture & distribution, therefore mixed impact on soil. Part of the site includes an area of open space and if not replaced will impact negatively on human health. |
| Marchburn Infant School | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Mile End Primary School | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. School is a category C listed building, and an unsympathetic development has the potential to have a significant impact on cultural heritage, but sympathetic development could have positive benefits. |
| Mugiemoss Mill | +/- | ' | +/- | ' | :- | +/- | +/- | + | + | + | As per brownfield general assessment. In addition the site is close to the River Don and there will be potential impacts on water quality and the site will be vulnerable to future global climate changes. There may also be habitats associated with the River Don that could be affected by development in this location. |
| Mugiemoss Road South Side | +/- | ' | +/- | ' | ' | +/- | +/- | + | + | + | As per brownfield general assessment. In addition this site is very close to the Bucks Burn and area of land at risk from flooding and may be vulnerable to future changes in climate. Development may impact habitats related to the water course. |
| Nazeteth House | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. In addition The restoration of this grade C(s) listed building has the potential to bring this building back into use and enhance heritage in the area. Redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed. |
| Oakbank School | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |

| SEA Topics Sites | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Farburn Terrace | +/- | ' | +/- | 0 | :- | +/- | +/- | + | + | + | As per brownfield general assessment. In addition Watercourse running through the site and significant area of flooding shown on flood map. Residential areas at risk of flooding downstream of site may be vulnerable to increase in risk, therefore development may have a significant negative impact on climate. |
| Park House | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Pittodrie Park | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. Large development in this prominent location is likely to impact significantly on the surrounding landscape. |
| Powis Lane | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Raeden Nurseries, Mid Stocket Road | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Rutherford Church, 120 Rosemount Place | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Seaforth Road | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Smithfield School | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. In addition redevelopment in Tillydrone will support regeneration in the area having positive effects on population and material assets. |
| St Machar Primary School | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. In addition redevelopment in Tillydrone will support regeneration in the area having positive effects on population and material assets. |
| St Nicholas House | +/- | ' | +/- | 0 | ' | ++ | ++ | + | + | + | As per brownfield general assessment. In addition redevelopment would have a significant positive impact on cultural heritage and landscape within the designated conservation area. |
| St Peter's Nursery | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. In addition this site is within the Old Aberdeen conservation area and without careful consideration could impact negatively on cultural heritage. |
| Stockethill Church | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |

| SEA Topics | | | | | | | | | | | Comment |
|--|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Sites | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | |
| Stoneywood Terrace | +/- | ' | +/- | - | ' | +/- | +/- | + | + | + | As per brownfield general assessment. However, this is a greenfield site in an area surrounded by trees and the river don has the potential to impact negatively on biodiversity in the area. |
| The Portals Bar, 17 Castle Street | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Tillydrone Primary School | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. In addition redevelopment in Tillydrone will support regeneration in the area having positive effects on population and material assets. |
| Timmer Market, East North Street | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Tivoli Theatre, Guild Street | +/- | ' | +/- | 0 | ' | ++/-- | +/- | + | + | + | As per brownfield general assessment. In addition the restoration of this grade A listed building has the potential to bring this building back into use and enhance heritage in the conservation area. Redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed. |
| Triple Kirks | +/- | ' | +/- | 0 | ' | ++/-- | +/- | + | + | + | As per brownfield general assessment. In addition the restoration of this grade A listed building has the potential to bring this building back into use and enhance heritage in the conservation area. Redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed. |
| Urquhart Road Works | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Upper/ Basement Floors, 73-149 Union Street | +/- | ' | +/- | 0 | ' | ++/-- | +/- | + | + | + | As per brownfield general assessment. In addition the restoration of these listed buildings have the potential to bring the upper and basement levels of the buildings back into use and enhance heritage in the conservation area. Redevelopment could also have significant negative impacts on cultural heritage if not sensitively designed. |
| Victoria House | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Victoria Road School | +/- | ' | +/- | 0 | ' | +/- | +/- | + | + | + | As per brownfield general assessment. In addition development is close to areas at risk from flooding and may be vulnerable to future changes in global climate. |
| VSA Gallowgate | +/- | ' | +/- | 0 | ' | ++/-- | +/- | + | + | + | As per brownfield general assessment. In addition this building is a category C listed building, and is situated next to St Margret of Scotland Episcopal Church, which is a category B listed building. Development has the potential to bring this building back into use with careful design. |

| SEA Topics Sites | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| The Waterfront, Torry | +/- | - | +/- | 0 | - | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Water Lane Grannary | +/- | - | +/- | 0 | - | +/- | +/- | + | + | + | As per brownfield general assessment. In addition this site is in close proximity to the Harbour and the area of land at risk from flooding. This site will be vulnerable to future global changes in climate. |
| Woodend Hospital Annexe | +/- | - | +/- | 0 | - | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Woodgrove Nursing Home | +/- | - | +/- | 0 | - | +/- | +/- | + | + | + | As per brownfield general assessment. |
| Woodside Congregational Church | +/- | - | +/- | 0 | - | +/- | +/- | + | + | + | As per brownfield general assessment. |
| OP19 Haudagain Triangle | +/- | - | +/- | 0 | - | +/- | +/- | + | + | + | As per brownfield general assessment. In addition there are possible cumulative issue in terms of the commercial/retail element attracting traffic to an Air Quality Management Area. On the other hand, improvements to the Haudigan should improve congestion at this roundabout. This development proposal forms part of a wider masterplan for the area, and could replace the housing on this site with more energy efficient modern dwellings. On the flip site the redevelopment would require the site to be demolished, which would create waste, therefore impact on climate is mixed. Development would assist in regeneration in this area and improve cultural heritage. This development will provide infrastructure improvements for the road network around Aberdeen and will have a positive impact on material assets. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| 11/01 Copper Beach Site, Auchinyell (part of) | +/- | - | +/- | 0 | - | +/- | - | + | + | + | As per brownfield general assessment. In addition this site will have a negative impact is on landscape as the site proposed to remove a section of wooded urban green space that acts as a buffer between an urban area and an open green space. |
| Key: + positive, - negative, 0 = neutral =? = uncertain | | | | | | | | | | | |

Appendix 8.d: Assessment of Preferred Sites

| SEA Topics Sites | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|--|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| General Greenfield Assessment | - | - | - | - | - | +/- | - | + | + | + | <p>Large greenfield development is likely to increase traffic into the built up area and impact negatively on air quality and specifically on Air Quality Management Areas. Housing development is likely to have short-term adverse effects soil through soil erosion, desegregation, compaction and pollution during construction phases. Housing development could potentially have short-term negative impacts on water through a change in water table, stream flows, site water budgets, localised flooding, silt deposition and water-borne pollution. Inevitably, some localised impacts on watercourses would occur due to the development. Greenfield development is likely to impact negatively on biodiversity through the loss of habitats, habitat fragmentation or disturbance to species that use the site as a habitat. The scale of development that could be accommodated on site could have a negative impact on climate due to increased use of resources and increased emissions. Positively for population, human health and material assets, large scale housing development is likely to have long-term positive effects. Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no access to housing now gaining access to housing. Since new homes are more energy efficient than the existing stock; they reduce running costs and assist in decreasing fuel poverty. Greenfield development is likely to have a negative impact on landscape. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places. Depending on implementation strategies, housing development proposed on these greenfield sites could positively or adversely affect the built features, their context, pattern of past historic use, and associations of the historic environment, which encompasses built heritage features (ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, parks, gardens and designed landscapes, as well as marine heritage) and the context or setting in which they sit, and the patterns of past use, in landscapes and within the soil, and also in our towns, villages and streets. The planning and design of developments, which conforms, substantially to the City's existing design, layout, material and quality is likely to have long-term positive effects. But new developments that deviate from existing designs could adversely affect the setting of historic settlements in the long-term. New housing provides the scope for creation of fixed assets, the use of natural and material assets, promoting waste minimisation, recycling and composting.</p> |
| OP25 Dubford | - | - | +/- | - | - | +/- | - | + | + | + | <p>As per general greenfield assessment, with the following exceptions. Development would enable the remediation of contaminated land and development will have a mixed impact on soil quality. Site is Flood risk category B, a water course is present on the site, potential negative impact on climate and water quality as a result of development. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g.</p> |
| OP25 Dubford Brickworks, Bridge of Don | - | - | +/- | - | - | +/- | - | + | + | + | <p>As per general greenfield assessment, with the following exceptions. Part of the site is at risk from flooding and there may be negative impacts on water quality as a result of development. The redevelopment of this site would result in the remediation of potentially contaminated land and would improve soil quality, therefore impact on soil is mixed. There is likely to be habitats and species associated with the Burn of Mundurno. However, much of this proposal includes redevelopment of a brownfield site, and it is not expected that there would be any significant adverse affect on the habitats. Part of the site is at risk from flooding (category B) and would be vulnerable to future changes in climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g.</p> |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---------------------------------------|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Sites | | | | | | | | | | | |
| OP25 Mundurno | - | - | - | - | -- | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. The site is at risk of flooding (category B) from adjacent rivers and development may have a negative impact on water and development will be vulnerable to future climate changes given its location, negative impact on climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP2 Murcar | - | - | - | + | -- | +/- | - | ++ | + | 0 | As per general greenfield assessment, with the following exceptions. Employment Development would have a significant positive impact on material assets. Potential loss of land identified as Undeveloped Coastal Management Area as well as views to the coast – coastal strip is identified as a primary landscape in the Landscape Strategy would result in a negative impact on landscape. However, boundaries have been revised to minimise impact on the landscape. Possible impact on A90 but opportunity to improve balance of affordable housing. No significant impact on human health as a result of employment development in this location. A water course is located to the north west of the site and the surrounding area is at risk from flooding (category B), potential negative impact on climate and water quality as a result of development. |
| OP10 East Woodcroft North | - | - | - | - | - | +/- | - | + | + | + | As per general greenfield assessment. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP12 Whitestripes / Grandhome | - | - | - | - | - | +/- | -- | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. Monument Wood is a District Wildlife Site within the site and there are other wildlife sites that border the site, therefore potential negative impact on biodiversity. Landscape impacts would be high if not sensitively treated as it is a highly visible site. Due to the scale of development impact on air, water material assets, population and human health are more significant. Site is Flood risk category C and D and there are potential negative impacts on climate and water quality as a result of development. Some historical features on-site and the may be a slight negative impact on cultural heritage. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP24 Stoneywood | - | - | - | - | - | - | 0 | + | + | + | As per general greenfield assessment, with the following exceptions. The River Don is in close proximity and development is likely to affect existing habitats and have a negative impact on biodiversity, site is flood risk category B and D and could be vulnerable to future climate changes. There are a number of historic features on this site and development may have a negative impact on these. If the trees and woodland are retained, it should be possible to accommodate development here without significantly affecting the landscape character of the area. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP26 Craibstone North and Walton Farm | - | - | - | - | - | +/- | - | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. This is a very large proposal that would have significant negative impacts on air, water, material assets, population and human health. Large greenfield site with existing habitats, development is likely to have a significant negative impact on biodiversity. There are watercourses running through the site, category B and D flood risk, and it could be vulnerable to future climate changes. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP30 Rowett South | - | - | - | - | - | +/- | - | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. Proposal could impact on biodiversity with potential impact on DWS's and other possible habitats, therefore potential negative impact on biodiversity. Development may impact negatively on the setting of Brimmond Hill and result in negative effects on landscape. This site is a flood risk category D site and it could be vulnerable to future climate changes. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Sites | | | | | | | | | | | |
| OP27 Land near Bucksburn School | - | - | - | - | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. This site is a flood risk category C site and it could be vulnerable to future climate changes. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP21 Land adjacent to Manor Walk | - | - | - | - | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Development would result in the loss of open space and there may be negative impacts on human health. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP31 Greenferns Landward | - | + | - | - | + | +/- | +/- | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. This is a very large proposal that would have significant negative impacts on air, water, material assets, population and human health. Site is a flood risk category C site, and the Bucks Burn passes through the site. This is a largely natural watercourse in this locality which carries high flows, and is subject to bank erosion and minor flooding, development may have a significant impact on climate. Development may have a detrimental effect on local landscape particularly the landscape setting of Brimmond Hill. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP28 Rowett North | - | + | - | + | + | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. The Green Burn runs through the site and development could have a negative impact on water quality. There are likely to be habitats and species associated with the Green Burn. In addition the applicant has indicated that there is a large list of moth species on-site and development could result in a negative impact on biodiversity. The site is a Flood Risk Category B and D and may have a negative impact on climate. There are also some buildings of architectural merit on-site and development may have a negative impact if not design sensitively. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP45 Greenferns Strategic Land Reserve | - | + | - | + | + | +/- | - | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. Development could have a significant impact on a District Wildlife Site in close proximity. There is potential that the development will have cumulative effects and have changes to the primary landscape and potentially damage green linkages between Northfield and Kingswells. Site is a flood risk category C site, and the Bucks Burn passes through the site. This is a largely natural watercourse in this locality which carries high flows, and is subject to bank erosion and minor flooding, development may have a significant impact on climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP42 Kingswells Community Expansion (Part of) | - | - | - | - | + | +/- | - | + | + | + | As per general greenfield assessment with the following exceptions. Site is a flood risk category D and may have a negative impact on climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP42 Wester Huxterstone | - | - | - | - | + | +/- | - | + | + | + | As per general greenfield assessment with the following exceptions. Site is a flood risk category D and may have a negative impact on climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP43 Maidensraig South East | - | - | - | + | + | +/- | + | + | + | + | As per general greenfield assessment with the following exceptions. Development would need to be handled sensitively to take into account the LNR and to mitigate local landscape impacts, but development may have significant impacts on landscape and biodiversity. The site is a Flood Risk Category B and D and may have a negative impact on climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---------------------------------------|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Sites | | | | | | | | | | | |
| OP44 Maidenscraig North East | - | - | - | - | - | +/- | -- | + | + | + | As per general greenfield assessment with the following exceptions. Site is a flood risk category B and D site and may have a negative impact on climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP40 West Hatton, Kingswells | - | - | - | - | - | +/- | -- | ++ | ++ | 0 | As per general greenfield assessment with the following exceptions. This site has been proposed for a large scale business park development would be likely to result in significant commuter traffic and impact on air and climate. However, it also has the potential to positively affect material assets. There would be no significant impacts on human health as a result of this development. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP40 Home Farm | - | - | - | - | - | +/- | -- | ++ | ++ | 0 | As per general greenfield assessment with the following exceptions. Development would form part of a larger employment development and would be likely to result in significant commuter traffic and impact on air and climate. However, it also has the potential to positively affect material assets. There would be no significant impacts on human health as a result of this development. Flood risk category D and blockages within a culverted section of the Den Burn (Aberdeen City Council: 4 th Biennial Flood Report (2003)). A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP40 Home Farm, Kingswells | - | - | - | - | - | +/- | -- | ++ | ++ | 0 | As per general greenfield assessment with the following exceptions. Due to its significant size this large scale business park development would be likely to cause generate commuter traffic and have a significant impact on air quality. Business development has the potential to positively affect material assets. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP58 Countesswells | - | - | - | - | - | +/- | +/- | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. This is a very large proposal that would have significant negative impacts on air, water, material assets, population and human health. Site is flood risk category D and development may have a negative impact on water and climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP58 Land at Countesswells | - | - | - | - | - | +/- | +/- | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. This is part of a very large proposal that would have significant negative impacts on air, water, material assets, population and human health. Site is flood risk category D and development may have a negative impact on water and climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP58 Land to the West of Loanhead | - | - | - | - | - | +/- | +/- | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. This is part of a very large proposal that would have significant negative impacts on air, water, material assets, population and human health. Site is flood risk category D and development may have a negative impact on water and climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP62 Land at Oldfold Farm, Milltimber | - | - | - | - | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Site is flood risk category C and D and development may have a negative impact on water and may be vulnerable to future changes in climate. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP62 Oldfold Farm, Milltimber | - | - | - | - | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Site is flood risk category C and D and development may have a negative impact on water and may be vulnerable to future changes in climate. Site is within 2km of the River Dee SAC and may impact negatively on biodiversity. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---------------------------------------|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Sites | | | | | | | | | | | |
| OP61 Edgehill, Milltimber West | - | - | - | - | - | +/- | - | + | + | + | As per general greenfield assessment. |
| OP60 Culter House Road, Milltimber | - | - | - | - | - | +/- | - | + | + | + | As per general greenfield assessment. |
| OP59 Peterculter East | - | - | - | - | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Flood risk category C site, development may have negative impacts on water and be vulnerable to future changes in climate. Site is within 2km of the River Dee SAC and may impact negatively on biodiversity. |
| OP64 Land at Craigton Road, Pitfodels | - | - | - | - | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. The site is a valuable habitat/corridor and recreational space, and also plays a role in separating the settlements of Cults and Braeside. The proposal puts these functions at risk. |
| OP51 Friarsfield, Cults | - | - | - | - | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. There is a risk of development breaching the skyline and having a significant impact on landscape. Site is within 2km of the River Dee SAC and may impact negatively on biodiversity. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP65 North Garthdee Farm | - | - | - | - | - | +/- | - | + | + | + | As per general greenfield assessment. Site is within 2km of the River Dee SAC and may impact negatively on biodiversity. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP77 Loriston | - | - | - | - | - | +/- | - | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. The preferred option would not include any development on the district wildlife site or the local nature reserve, but development may have significant impacts on biodiversity. This site is a flood risk category D site, and development would require careful surface water management. Site is within 2km of the River Dee SAC and may impact negatively on biodiversity. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP78 Charleston | - | - | - | - | - | +/- | - | ++ | ++ | 0 | As per general greenfield assessment with the following exceptions. This site has been proposed for a large scale business park development would be likely to result in significant commuter traffic and impact on air and climate. However, it also has the potential to positively affect material assets. There would be no significant impacts on human health as a result of this development. Development is on a flood risk category D site and could be vulnerable to future climate changes. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| OP76 Souter Head Road, Cove | - | - | - | - | - | +/- | 0 | ++ | ++ | 0 | As per general greenfield assessment with the following exceptions. This site has been proposed for a retail development and would be likely to result in significant commuter traffic and impact on air and climate. However, it also has the potential to positively affect material assets. Impact on landscape is expected to be neutral as development would form part of the existing built up area. There would be no significant impacts on human health as a result of this development. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |

| SEA Topics | | | | | | | | | | | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Sites | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | |
| OP79 Blackhills of Cairnrobbin | - | - | - | - | - | +/- | - | ++ | ++ | 0 | As per general greenfield assessment with the following exceptions. This site has been proposed for a large scale business park development would be likely to result in significant commuter traffic and impact on air and climate. However, it also has the potential to positively affect material assets. Development is on a flood risk category D site and could be vulnerable to future climate changes. There would be no significant impacts on human health as a result of this development. A masterplan would be required for this site, see the masterplan section of this table and the assessment of master plan policies in Appendix 8.g. |
| 8/02 Aberdeen Beach South | . | . | . | . | . | +/- | - | ++ | + | -/+ | As per general greenfield assessment, with the following exceptions. Proposal will however help the local economy diversify to renewable energy by offering both an office for sustainable energy ventures and a tourism destination to help learn about renewable energy. Development would result in the loss of open space, having a negative impact on human health. |
| OP132 Bon Accord Masterplan | 0 | 0 | 0 | 0 | 0 | +/- | 0 | ++ | 0 | + | Potential disturbance of listed buildings or the conservation area. However, the SPG regarding the Bon Accord Masterplan states that the development will highlight architecture in the area therefore improving the environment of the conservation area thus the listed buildings. The development will significantly help material assets and the economy of the area as it will help to push Aberdeen as a top retail destination in the UK, something that the structure plan aims to achieve. The improvement of the environment will help the safety of the area and will improve transport and community facilities for both locals and visitors. This will help to make Aberdeen a sought after tourist attraction increasing the number of visitors to the city and wider region. |
| OP46 East Arnhall Preferred | . | . | . | . | . | +/- | . | + | + | -/+ | As per general greenfield assessment, with the following exceptions. Proposal for hotel and employment development in this location will increase commuter traffic and impact on air quality. The site is prominent and will have a significant impact on landscape. There is flooding associated with the Brodiach Burn, which is adjacent to the west edge of the site and may be vulnerable to future climate change. Potential negative impact on human health as a result of proximity to major gas pipeline. |
| C - 1/06 Brimmond Nursing Home Preferred part of OP30 | . | . | . | . | . | +/- | . | ++ | ++ | + | As per general Greenfield assessment with the following exceptions. The provision of additional nursing care facilities will support population and material assets. |
| Key: + positive, - negative, 0 = neutral =? = uncertain | | | | | | | | | | | |

Appendix 8.e: Other Opportunity Sites Identified

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Policy Options | | | | | | | | | | | |
| OP14 Argyll Road, Aberdeen Airport | - | - | - | 0 | - | 0 | 0 | + | + | 0 | The development of this site will lead to negative impacts on air, water, soil and climatic factors due to the size of potential development on the site. There will be no effect on biodiversity, cultural heritage and landscape due to the land surrounding the site being developed. It will also have no impact on human health. The development of the site will have a positive effect on material assets and population as it will bring further commercial development to the city which will help provide more jobs in the city. |
| OP35 Auchmill Golf Course, Greenferns | - | - | - | - | - | 0 | - | + | + | - | This development will have a negative impact on air, water, soil, biodiversity, climatic factors, landscape and human health due to the size of the development and its location on a Greenfield site. It will have no impact on cultural heritage. The development will have a positive effect on material assets and population as it will provide housing that will attract people to the city. |
| OP72 Cove | - | - | - | - | - | 0 | - | + | + | - | The development of this site will lead to negative impacts in air, water, soil, biodiversity, climatic factors and human health due to the size of the proposed development and its location on a Greenfield site. The site will have a significant impact on landscape due to the site being a residential expansion to the road. The development of this site will have positive effects on material assets and population with the creation of housing attracting people into the city. |
| OP98 Denburn Valley/ Belmont Street/ Union Terrace | - | - | - | - | - | - | - | ++ | ++ | +/- | The proposed development for this area would have a significant negative impact on air due to dust creation from development within the City Centre. It will also have negative impacts on water and climatic factors. There will be significant negative impacts on soil, biodiversity, cultural heritage and landscape due to the nature of development. The development will have a significant positive impact on material assets and population as development will attract people into the city. The development will have a positive impact on human health due to the public realm improvement but will also have a negative impact on this due to the loss of urban green space. |
| OP74 Den of Leggart | - | - | - | - | - | 0 | - | + | + | - | This development will have a negative impact on air, water, soil, biodiversity, climatic factors, landscape and human health due to the size of the development and its location on a Greenfield site. It will have no impact on cultural heritage. The development will have a positive effect on material assets and population as it will provide housing that will attract people to the city. |
| OP6 Dubford Community Facilities | - | - | - | - | - | 0 | - | + | + | - | This development will have a negative impact on air, water, soil, biodiversity, climatic factors, landscape and human health due to the size of the development and its location on a Greenfield site. It will have no impact on cultural heritage. The development will have a positive effect on material assets and population as it will provide housing that will attract people to the city. |
| OP50 Earlswells House | - | - | - | - | - | 0 | - | + | + | - | This development will have a negative impact on air, water, soil, biodiversity, climatic factors, landscape and human health due to the size of the development and its location on a Greenfield site. It will have no impact on cultural heritage. The development will have a positive effect on material assets and population as it will provide housing that will attract people to the city. |
| OP52 Hazledene | - | - | - | - | - | 0 | - | + | + | - | This development will have a negative impact on air, water, soil, biodiversity, climatic factors, landscape and human health due to the size of the development and its location on a Greenfield site. It will have no impact on cultural heritage. The development will have a positive effect on material assets and population as it will provide housing that will attract people to the city. |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|--|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Policy Options | | | | | | | | | | | |
| OP1 Hill of Tramaud | (-) | (-) | (-) | (-) | (-) | (-) | (-) | (0) | (0) | (+) | <p>The current use (short term) of this site has negative impacts on air, water, soil, biodiversity, cultural heritage and landscape due to the nature of the landfill. It also has a significant impact on climatic factors due to the methane produced. It has no effect on material assets and population but has a positive impact on human health as waste is being disposed off in a responsible and safe manner.</p> <p>When the site is reinstated to agricultural land/ woodland (long term) this will have a significant positive impact on soil, biodiversity, landscape and cultural heritage. There will be no impact on material assets and population. There will be a continued positive impact on human health. During restoration there will still be a significant negative impact on climatic factors. Air and water quality will also be improved.</p> |
| OP20 Hopecroft | - | - | - | - | - | - | - | + | + | - | This development will have a negative impact on air, water, soil, biodiversity, climatic factors, cultural heritage, landscape and human health due to the size and location of the proposed development on a Greenfield site. The development will have a positive impact on material assets and population. |
| OP11 Jesmond Drive, Bridge of Don | - | - | - | - | - | 0 | - | + | + | - | This development will have a negative impact on air, water, soil, biodiversity, climatic factors, landscape and human health due to the size of the development and its location on a Greenfield site. It will have no impact on cultural heritage. The development will have a positive effect on material assets and population as it will provide housing that will attract people to the city. |
| OP107 King Street/ Beach Esplanade (Mosque) | - | - | - | - | - | 0 | 0 | + | + | +/- | This development will have a negative impact on air, water, soil and climatic factors due to the size of the proposed development on site. There may be a detrimental impact to the surrounding district wildlife sites due to construction on site. There will be no impact on cultural heritage and landscape due to the surrounding area being partially built up. There will be a positive impact on material assets and population as this service will attract people to the city. There will be both positive and negative impacts on human health due to the loss of open space from the development of the site and the social inclusion from the development of a new place of worship. |
| OP13 Land at Grandhome | - | - | - | - | - | 0 | - | + | + | - | This development will have a negative impact on air, water, soil, biodiversity, climatic factors and human health due to the size of the development and its location on a Greenfield site. The development will have a significant impact on landscape if it is not designed sensitively. It will have no impact on cultural heritage. The development will have a positive effect on material assets and population as it will provide housing that will attract people to the city. |
| OP54 Loirsbank Road, Cults | - | - | - | - | - | - | - | + | + | - | This development will have a negative impact on air, water, soil, climatic factors, cultural heritage and human health due to the location of the proposed development on a Greenfield site. There will be a significant negative impact on biodiversity and landscape due to the site being located south of the North Deeside Line and near the River Dee SAC. |
| OP56 North Lasts Quarry | - | - | - | - | - | 0 | - | + | 0 | 0 | The current use on this site has negative impacts on water, soil, biodiversity and climatic factors due to the nature of the use. There are significant negative impacts on air due to dust creation and landscape. There is no effect on cultural heritage, population and human health. There are positive impacts on material assets due to the sustainable materials quarried. |
| OP57 Pinewood | - | - | - | - | - | 0 | - | + | + | - | The development of this site will have a negative impact on air, water, soil, biodiversity, climatic factors, landscape and human health due to the size of the development and it's location on a Greenfield site. There will be no effect on cultural heritage. There will be positive impacts on material assets and population. |

| SEA Topics Policy Options | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| OP68 Skene Road, Hazlehead | 0 | 0 | - | - | 0 | 0 | - | 0 | 0 | 0 | The proposed development of this site will have no effect on air, water, climatic factors, cultural heritage, material assets, population and human health. There will be negative impacts on soil, biodiversity and landscape due to the nature of the development. |
| OP75 Stationfields, Cove | - | - | - | - | - | - | - | + | + | - | This development will have a negative impact on air, water, soil, biodiversity, climatic factors, cultural heritage, landscape and human health due to the size of the proposed development on a Greenfield site. The development will have a positive impact on material assets and population as it will provide more housing and attract more people into the city. |
| Key: + positive, - negative, 0 = neutral =? = uncertain | | | | | | | | | | | |

Appendix 8.f: Assessment of Alternative Sites

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|--|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Sites | | | | | | | | | | | |
| General Alternative sites | -- | -- | -- | -- | -- | +/-- | -- | ++ | ++ | ++ | The impacts of the alternatives are similar to those identified for the preferred greenfield sites. However, for the following reasons: valuable habitats, significant impact on cultural heritage, unacceptable landscape impacts, sites at risk from flooding, and developments in less sustainable locations that will increase commuting and have more profound impacts on air quality and climatic factors these sites have been identified as having a more significant adverse environmental impact. For each site the main reason differs, but has been detailed in the comments box. |
| A - 2/02 Mundurno | ' | ' | ' | --- | ' | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. This area plays an important role in the landscape setting of the city in preventing coalescence and development could have a significant impact. Existing habitats would be affected by the development. |
| A - 2/03 Mundurno | ' | ' | ' | --- | ' | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. This area plays an important role in the landscape setting of the city in preventing coalescence and development could have a significant impact. Existing habitats would be affected by the development. |
| A - 2/06 Land adjacent to the Old Ellon Road | --- | ' | ' | ' | --- | +/- | ' | ++ | ++ | 0 | As per general greenfield assessment with the following exceptions. This site has been proposed for employment development and would be likely to result in significant commuter traffic and impact on air and climate. However, it also has the potential to positively affect material assets. Development is on a flood risk category D site and could be vulnerable to future climate changes. There would be no significant impacts on human health as a result of this development. |
| A - 2/07 Triangular Field at Blackdog | -- | ' | ' | ' | --- | +/- | --- | ++ | ++ | 0 | As per general greenfield assessment with the following exceptions. With wide ranging views from the A90 and village of Blackdog there may be significant impacts on the landscape. Development would positively affect the economy of the area by potentially providing more jobs, potentially help support existing services in the area and most likely potentially develop commercial and business land will promote the creation of commercial and industrial assets. |
| A - 2/14 Land at Mill of Mundurno | ' | --- | ' | --- | --- | --- | ' | + | + | + | As per general greenfield assessment, with the following exceptions. There is the potential for any development on this site to have a negative effect on cultural heritage, due to the fact that the whole site is recorded under the Sites and Monuments Record as the "Mill of Mundurno Linear Cropmarks". The northern and eastern boundaries of this site are considered as at risk of flooding from rivers, development on this site could significantly change this flood risk, and/or alter the flow of flood waters. |
| A - 2/04 Land East of Denmore Road | --- | ' | ' | --- | ' | +/- | ' | +/- | + | + | As per general greenfield assessment, with the following exceptions. Proposal is for retail development, which would increase commuter traffic and negatively impact air quality. Development would result in the loss of playing fields, which would impact negatively on material assets. |
| A - 2/20 Denmore Road | --- | ' | ' | --- | --- | +/- | ' | + | + | -/+ | As per general greenfield assessment with the following exceptions. The burn originating at Corby loch runs along the west and south perimeters of the site and the site is at risk from flooding and would be vulnerable to climate change and would affect human health. Employment development would increase commuter traffic in the area and impact on air quality. |
| A - 2/15 Denmore Road, Bridge of Don | --- | ' | ' | --- | ' | +/- | ' | +/- | + | + | As per general greenfield assessment, with the following exceptions. Proposal is for retail development, which would increase commuter traffic and negatively impact air quality. Development would result in the loss of playing fields, which would impact negatively on material assets. |
| A - 2/18 Murcar | -- | --- | ' | -- | --- | +/- | --- | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. Large scale development is likely to significantly impact on air, water, soil, climate, material assets, population and human health. Development would result in the potential loss of land identified as Undeveloped Coastal Management Area. Development would have a significant negative impact on the landscape: impacts on vantage points and views across sand dunes, which is a primary landscape as classified by the landscape strategy for Aberdeen. Areas of the site are at risk from flooding and site may be vulnerable to future climate changes. |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|-------------------------------------|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Sites | | | | | | | | | | | |
| B - 2/16 Land at Perwinnes | -- | -- | . | -- | -- | +/- | --- | ++ | ++ | ++ | As per general greenfield assessment with the following exceptions. Large scale development is likely to significantly impact on air, water, soil, climate, material assets, population and human health. Prominent site whose development would erode the hilly green backdrop to Bridge of Don and which could add to the sense of urban sprawl. |
| B - 2/17 Causewayend, Bridge of Don | . | . | . | . | . | +/- | --- | + | + | + | As per general greenfield assessment. It will severely impact on the surrounding landscape to the north and will be very prominent from Scotstown Road. |
| B - 2/10 Scotstown Road | . | . | . | --- | . | +/- | --- | + | + | + | As per general greenfield assessment with the following exceptions. There would be major negative impacts on biodiversity and landscape features due to the potential effects on a District Wildlife Site and woodland on the site. |
| B - 2/09 Middleton Park | . | . | . | . | . | +/- | . | -/+ | + | +/---- | As per general greenfield assessment. Development would result in an area of open space within an urban area without good access to open space, therefore significant impacts on human health and negative impacts on material assets. |
| B - 2/12 Glashieburn, Bridge of Don | . | . | . | --- | --- | +/- | -- | -/+ | + | + | As per general greenfield assessment with the following exceptions. Significant negative effect on the biodiversity, landscape and cultural heritage as development would result in the loss and disturbance of TPOs. A burn runs through the site and the site could be vulnerable to future climate changes. Development would also result in the loss of urban green space and impact negatively on material assets. |
| B - 2/13 Balgowrie | . | . | . | . | . | +/- | . | -/+ | + | +/---- | As per general greenfield assessment with the following exceptions. Development would also result in the loss of urban greenspace and impact negatively on material assets. It would also have a significant negative impact on human health as a result of the loss of open space. |
| C - 1/17 Greenferns Landward | --- | --- | --- | --- | --- | +/---- | --- | ++ | ++ | ++ | As per Greenfield assessment, with the following exceptions. This proposal includes the whole area of land owned by the Council and includes Brimmond Hill. The scale of development is likely to result in significant impacts on air, water, soil, climate, material assets, population and human health. Development will have a significant impact on landscape and may lead to coalescence. The Bucks Burn. District Wildlife Sites - Brimmond Hill, Gough Burn, Burnbrae Moss and Bucksburn Gorge all situated within or adjacent to the site, which are at risk from flooding and will negatively impact on climate and biodiversity. The site also lies adjacent to a number of small areas of Ancient and Semi-Natural Woodland. |
| C - 1/02 Upper Farburn Preferred? | . | . | . | . | . | +/- | . | + | + | 0 | As per general greenfield assessment. This is a proposal for airport related uses and it would increase commuter traffic and would not have any significant impact on human health. |
| C - 1/09 Devil's Den, Woodside | . | --- | . | --- | --- | +/- | . | + | + | + | As per general greenfield assessment, with the following exceptions. The land to the north of the site is identified as being at risk of flooding on SEPA website. DWS runs along the southern boundary and River Don DWS situated 250m north of the site boundary at its closest point. River Don is also bound by areas of Ancient Woodland along the north and south banks of the river and development may have significant impacts on biodiversity. |
| C - 1/12 Land at Woodside | . | --- | . | --- | --- | +/- | . | + | + | + | As per general greenfield assessment, with the following exceptions. The land to the north of the site is identified as being at risk of flooding on SEPA website. DWS runs along the southern boundary and River Don DWS situated 250m north of the site boundary at its closest point. River Don is also bound by areas of Ancient Woodland along the north and south banks of the river and development may have significant impacts on biodiversity. |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Sites | | | | | | | | | | | |
| C - 1/10 Bankhead Playing Fields | - | - | - | - | - | +/- | - | --/+ | + | +/---- | As per general greenfield assessment, with the following exceptions. Development would result in the loss of playing fields, which would have a negative impact on material assets and have significant negative impacts on human health. |
| C - 1/18 West Woods, Craibstone | - | - | - | --- | - | +/- | -- | + | + | --/+ | As per general greenfield assessment, with the following exceptions. This site has a large amount of woodland and with this it can be expected that there is a wide variety of habitats and species and this area of woodland is a significant landscape feature. This site has two major gas pipelines that run through the western portion of the site. The consultation zones take up the majority of the site and only leaves a small area of the site that is free from constraints. Development on this site could negatively impact on human health. |
| C - 1/15 Land at Newton Farm | - | - | - | - | - | +/- | --- | + | + | --/+ | As per general greenfield assessment, with the following exceptions. This site has a major gas pipeline that run through the western portion of the site. The consultation zones take up the majority of the site and only leaves a small area of the site that is free from constraints. Development on this site could negatively impact on human health. The site would extend beyond the route of the AWPR and encroaches on Kirkhill and there could be significant negative impacts on landscape. |
| C - 1/19 Site at Stonewood Terrace | - | - | - | - | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. This site is part of an area of woodland and development would result in the loss of trees, which would have a significant impact on landscape and biodiversity. |
| D - 1/11 Land at Tyrebagger Quarry | - | - | - | --- | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Employment development will have positive impacts on the economy and material assets. However, development on this site will impact negatively on biodiversity given that the site is a DWS. |
| D - 1/16 Land at Little Clinterty | - | - | - | --- | --- | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. The Black Burn passes through this site, there are parts of the immediately adjacent ground that flood, and as such there are likely to be some valuable habitat areas along the edges of the watercourses. Area of site is at risk from flooding and may be vulnerable to the effects of climate change. This is also a prominent site on a main gateway and will have a significant impact on landscape. |
| D - 1/07 Clinterty | - | - | - | --- | --- | +/- | --- | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. A large development is likely to have significant impacts on air, water, soil, material assets, population and human health. The Black Burn passes through this site, there are parts of the immediately adjacent ground that flood, and as such there are likely to be some valuable habitat areas along the edges of the watercourses. This site is very visible when approaching Blackburn from the A96, and this development would impact on the landscape setting of the area. Development would also be at risk from future climate changes. This site will be highly visible from surrounding hills including Brimmond Hill. |
| E - 3/02 Kingswells, East | - | - | - | - | - | - | --- | + | + | + | As per general Greenfield assessment, with the following exceptions. The most significant impact this site will have is its visual intrusion on the landscape. It sits on a high slope and is visible from all of old Kingswells and the transport routes surrounding the village. There are stone dykes surrounding the site, and one further splitting it in two. It is possible these will be lost if the site was developed. Significant impact on climate as a result of the size of development. |
| E - 3/05 Kingswells Community Expansion | - | - | - | - | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Certain areas of the site, if developed, would have significant effect on landscape, particularly the landscape setting of Brimmond Hill and District Wildlife Sites around Kingswells. The development could also have a detrimental effect on biodiversity. |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Sites | | | | | | | | | | | |
| E - 3/04 Woodend West | - | - | - | --- | --- | +/- | - | + | + | + | As per general Greenfield assessment, with the following exceptions. There will be negative impacts on landscape and positive impacts from the improvement of the public open space. there is a burn at the bottom of the valley may be prone to flooding. The North Burn of Rubislaw is a District Wildlife Site and development may have a significant negative impact on biodiversity. |
| E - 3/14 Kingswells East | - | - | - | - | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. There will be significant impacts on the landscape resulting from development. The site includes Newpark Hill and occupies a significant position within the landscape. It is highly visible from Sheddocksley, Kingswells, and the surrounding landscape. There are stone dykes marking out field boundaries in the area. These features could be lost if the site was developed. |
| E - 3/11 Newton East, Old Skene House | - | - | - | - | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Development is likely to have a significant impact on the landscape, as the site is higher than the surrounding land. |
| E - 9/54 Huxterstone | - | - | - | - | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Proposal for retail development and business development will have a significant impact on the landscape in the area. Retail use on this site is also likely to increase car trips and impact negatively on air quality. Potential to cause major changes in primary landscape and the proportion of open space. Views to the north of this site would be significantly impacted by a business park development of this size. Kingshill Wood is located to the southwest of the site and there are a number of priority habitats associated with the woods, and development has the potential to impact on habitats. |
| G - 9/53 Bellfield Farm | - | - | - | - | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Development at Bellfield Farm would intrude significantly into the surrounding landscape. |
| F - 9/22 Countesswells | - | - | - | --- | - | +/- | - | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. A large development, Countesswells will lead to damage being caused to an area that is relatively unspoilt land. The scale of development will have significant impacts on air, water, soil, material assets, population and human health. Negative impact on biodiversity with damage to District Wildlife Sites. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. Development on this site would likely cause significant loss and disturbance to the wildlife habitat and species. The proposal is for 500 units to be developed and therefore due to the site consisting heavily of trees and farmland it is inevitable that there will be a significant loss or disturbance to the natural conservation. The area to the south of the site is covered by Foggieton District Wildlife Site and also to the West and South of the site are priority habitats. Surrounding the site are several priority habitats and further south is Murtle Den District Wildlife Site. Therefore any development on this site would result in a likely loss or disturbance of significant wildlife habitats or species. |
| F - 9/41 Baillieswells Road West | - | - | - | - | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. The site's role as a wildlife corridor between a District Wildlife Site and Priority habitats could be adversely affected by development. It is not a prominent site from main approaches, but when approaching Bieldside on Baillieswells Road allows views over South Deeside. The built up settlement of Bieldside steps down towards the surrounding countryside, with the adjacent house being the first built element on the approach. A cluster of houses in this location would disturb that gentle transition from urban to rural. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. Foggieton District Wildlife Site 150m to the south west of the site. Ancient Woodland to the north of the site. Priority habitats 65m to the east and 115m to the north of the site. Possible habitat network role of site. |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|-------------------------------------|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Sites | | | | | | | | | | | |
| G - 9/52 Baillieswells Road East | - | -- | - | --- | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. The site area is covered by 2 hectares of Ancient and Semi-natural Woodland and also to the West of the site is a priority habitat. Surrounding the site is a large expanse of Ancient Woodland adding to 59.9 hectares. Therefore any development on this site would result in a likely loss or disturbance of significant wildlife habitats or species. |
| G - 9/32 Netherton Lodge, Bieldside | - | - | - | --- | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. The site is within an Ancient Woodland. The site is also adjacent to a priority habitat and is surrounded densely by ancient and semi natural woodlands. There will be significant obstruction to the surrounding landscape as it would appear sporadic and isolated from the built up area. |
| F - 9/38 Derncleugh | - | - | - | --- | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Disturbance to the mature tree lines around the site, which work to effectively shield the site from surrounding viewpoints may impact negatively on landscape and biodiversity. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. |
| E - 3/15 Cadgerford Farm, Westhill | - | - | - | --- | --- | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. There is flooding associated with the Brodiach Burn, which is adjacent to the west edge of the site and development on this site may be at risk to future changes in climate. Development in this location would impact significantly on the rolling agricultural landscape to the south of Westhill. Development would be highly visible from the surrounding fields. |
| G - 9/44 Mid Anguston, Peterculter | - | - | - | --- | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Negative effect on biodiversity, due to the fact that the South-east corner of site is zoned as 'District Wildlife Site – Mid Anguston Quarry. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. |
| G - 9/17 Peterculter West | - | - | - | --- | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. DWS along Deeside Railway through centre of site. Culter Burn DWS adjacent to the north east boundary. Large area of TPOs (ref 80 & 97) to the north east. River Dee & Culter Burn SAC adjacent to north east boundary. Small watercourse (Temple Burn) within site. Development is likely to have a significant negative impact on biodiversity. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. Development is of a large scale and will have more significant impacts on water, soil, climate, cultural heritage, landscape, material assets, population and human health. |
| G - 9/30 Denmill | - | - | - | --- | - | +/- | - | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. Due to the potential size of this development (up to 72 ha), it could have significant impacts on air, water, soil, climate, material assets, population and human health. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. The site also covers part of the south last's mire District Wildlife site and borders the Culter Burn District Wildlife Site to the west and the site may be vulnerable to future climate changes. |
| G - 9/26 Woodend, Culter | - | - | - | --- | - | +/- | --- | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. This is a very large proposal that would have significant impacts on. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. The site also borders the Culter Burn District Wildlife Site to the west and the site may impact negatively on flooding and future climate changes. The site is highly visible and is divorced from the main settlement and will have a significant impact on landscape. Development is of a large scale and will have more significant impacts on water, soil, climate, cultural heritage, landscape, material assets, population and human health. |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Sites | | | | | | | | | | | |
| G - 9/25 Land at West Craigton, Peterculter | ' | ' | ' | ' | --- | +/- | -- | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. The site also borders the Culter Burn District Wildlife Site to the west and the site may be vulnerable to future climate changes. This is a highly visible site and development may have a significant impact on landscape. Development is small and is not in close proximity to services and may increase travel by car and impact negatively on climate. |
| G - 9/46 Malcolm Road West, Peterculter | ' | ' | ' | ' | ' | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. The site also borders the Culter Burn District Wildlife Site to the west and the site may be vulnerable to future climate changes. This site is visually prominent and may have significant impacts on landscape and cultural heritage. |
| G - 9/33 Site at Malcolm Road, Peterculter | ' | ' | ' | ' | ' | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. This is a very large proposal that would have significant impacts on. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. The site also borders the Culter Burn District Wildlife Site to the west and the site may be vulnerable to future climate changes. This site is visually prominent and may have significant impacts on landscape and cultural heritage. |
| G - 9/02 Peterculter North | ' | ; | ' | ; | ' | +/- | --- | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. Large development is likely to have significant impacts on Air, water, soil, material assets, population and human health. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. The site is highly visible and is divorced from the main settlement and will have a significant impact on landscape. |
| G - 9/47 Land at Malcolm Road, Peterculter | ' | ' | ' | ; | ' | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. This site is prominent in the landscape and development may have significant long term negative impacts on landscape. |
| G - 9/43 Malcolm Road, Peterculter | ' | ' | ' | ; | ' | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. Site is predominantly covered by SNH Ancient Woodland zoning and development may impact negatively on biodiversity. This site is prominent in the landscape and development may have significant long term negative impacts on landscape. |
| G - 9/42 Malcolm Road East | ' | ' | ' | ; | ' | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. Site is predominantly covered by SNH Ancient Woodland zoning and development is likely to have a negative impact on biodiversity. This site is prominent in the landscape and development may have significant long term negative impacts on landscape. |
| G - 9/03 Kennerty Road | ' | ' | ' | --- | ' | +/- | ; | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. Ancient Woodland status covers the whole of the site and the Culter Burn District Wildlife Site and the SAC (River Dee) and TPO 80 are immediately to the west of the site and development of this site may have a significant long term negative impact on biodiversity. The site sits in a visually prominent strip of tree and scrub land within the area and if developed the house would be the only development on the north side of Kennerty Road within that vicinity. The site forms an important vista along Kennerty Road, and development would result in long term negative impacts on landscape. |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Sites | | | | | | | | | | | |
| G - 9/15 Hill of Ardeck, Peterculter | - | - | - | --- | - | +/- | -- | + | + | -/+ | As per general greenfield assessment, with the following exceptions. Potential loss of biodiversity on what is a District Wildlife Site. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. Whole site covered by DWS 56 Hill of Ardeck. DWS 55 Culter House Woods lie to immediate east and DWS 58 Woodend Woods to the immediate north. Ancient woodland to the north and east – part of which encroaches onto the site and development would result in the loss of this material asset and would impact negatively on biodiversity. Development would also have a significant impact on the landscape and cultural heritage. Development would also result in the loss of accessible open space and have a negative impact on human health. |
| G - 9/35 Land near Culter House Road | - | - | - | --- | - | +/- | -- | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. Site covers Guttrie Hill DWS, development will impact negatively on biodiversity. Visible site will have a significant impact on landscape. |
| G - 9/49 Contlaw | - | - | - | --- | - | +/- | --- | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. This site has a large amount of woodland and with this it can be expected that there is a wide variety of habitats and species. There is some identified priority habitats associated with existing areas of woodland. Development could potentially have impact on habitats. The site is also within the catchment of the River Dee, which is part of the Natura 2000 network. The site would be visible from the open farmland to the north, and from high ground around Kirkton of Maryculter on the opposite valley side and development would have a negative impact on landscape. The scale of development will have significant impacts on air, water, soil, material assets, population and human health. |
| G - 9/51 Nether Beanshill | - | - | - | --- | - | +/- | --- | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. This site has a large amount of woodland and with this it can be expected that there is a wide variety of habitats and species. There is some identified priority habitats associated with existing areas of woodland. Development could potentially have impact on habitats. The site is also within the catchment of the River Dee, which is part of the Natura 2000 network. The site would be visible from the open farmland to the north, and from high ground around Kirkton of Maryculter on the opposite valley side and development would have a negative impact on landscape. The scale of development will have significant impacts on air, water, soil, material assets, population and human health. |
| G - 9/48 Albyn School, Milltimber | - | - | - | - | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. This site is prominent and development will have a negative impact on landscape. Development here may contribute towards the coalescence of Peterculter and Milltimber, which would impact upon the character and amenity of the area and the separate identity of the two communities therefore there may be a significant impact on landscape and cultural heritage. |
| G - 9/18 Milltimber South | - | - | - | - | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Potential detrimental impact of development on local landscape, cultural heritage and excellent views across the Deeside Valley. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. Parts of this site are at risk from flooding and development may have a significant negative impact on climate. |
| G - 9/37 47 Contlaw Road, Milltimber | - | - | - | --- | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. Priority habitat covers approx. 25% of the site and ancient woodland approx.50% of the site and development may impact negatively on biodiversity. |
| G - 9/10 North Deeside Road, Milltimber | - | - | - | --- | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. Development would result in the loss of trees and impact on the surrounding landscape. |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Sites | | | | | | | | | | | |
| G - 9/13 Pinelands, Murtle Den | - | - | - | --- | -- | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. SEPA map indicates flooding area to immediate east around the lake, although the ground rises quickly away from this the site may be at risk from future climate changes. Site is adjacent to Murtle Den DWS and development may impact negatively on biodiversity. |
| G - 9/36 Murtle Den Road, Milltimber | - | - | - | - | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. The Murtle Den DWS is approximately 30 meters north of the site. Development will impact negatively on biodiversity. The site is very prominent from north Deeside road and may have a long term significant impact on landscape. |
| G - 9/04 Dalmunzie | - | - | - | - | --- | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Due to the elevation of the site there is the potential for any development to have a negative effect on landscape. There is also the potential for a negative effect on the built/cultural history of the site and a negative effect on woodlands. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. This site is detached from the existing settlement and is unlikely to deliver any services, therefore residents will be heavily reliant on the car and this will have a negative impact on climate. |
| G - 9/07 The Waterwheel Inn, North Deeside | - | - | - | - | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. A burn passes through this site and development may be at risk from flooding and vulnerable to future climate changes. The proposal includes a food store and in this location it would not encourage walking trade and would increase car use and have a negative impact on climate. |
| G - 9/14 The Waterwheel | - | - | - | - | --- | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Development will include redevelopment of a listed building, which will have a mixed impact on the cultural heritage of the site if not designed sensitively. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. A burn passes through this site and development may be at risk from flooding and vulnerable to future climate changes. |
| G - 9/08 Land at Deeside Golf Club | - | - | - | - | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. The development would cause significant intrusion to the surrounding landscape. The site is south of the Deeside Line which acts as a buffer between development to the north and more open greenspace and countryside to the south resulting in a negative impact on cultural heritage. |
| G - 9/06 Denwood, Craigton Road | - | - | - | --- | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. The site has a large amount of tree cover and it is expected that there are a variety of habitats that would be disturbed through development. |
| G - 9/20 Thornhill, Craigton | - | - | - | - | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Development of the site presents significant risks for the two priority habitats on the site and how the role of the site in the network of wildlife habitats may be affected. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. Site contains two priority habitats, covering roughly one third of the site and development is likely to impact negatively on biodiversity. Development will breach the skyline and have significant long term negative impacts on the surrounding landscape. |
| G - 9/09 Residential Infill Site, South Cults | - | - | - | --- | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. The site contains a large amount of mature trees and this would be lost through development and will impact negatively on landscape. Immediately south of the site is a designated District Wildlife Site, development has the potential to impact on this area. |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|--|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Sites | | | | | | | | | | | |
| 9/19 Site at Craighton Road, Cults | - | - | - | --- | --- | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. This is an isolated development that will increase car use and will have a negative impact on climate. |
| G - 10/02 Dobbies Garden Centre, Hazelhead | - | - | - | --- | - | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. There is a small stream/burn which runs to the south of the site, and development may be at risk from flooding and vulnerable to future climate changes. There is a strong possibility that development within some areas of the site would cause a likely loss or disturbance of significant wildlife habitat or species. Within the site there are 4 priority habitats, 3 of them being in the South-west corner of the site and one being east of the pond within the site. |
| G - 9/40 Inchgarth | - | - | - | --- | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. The site is the largest undeveloped field on the south site of Inchgarth Road between Cults and Garthdee, though is visually contained by the tall Ancient Woodland running around the perimeter of the site. Development on the site would risk severing the wildlife corridor between the two settlements of Cults and Garthdee. If tree felling were required to gain access to the site, this may compromise the site's role in separating the two settlements, and would itself have an adverse nature conservation impact this would have significant long term impacts on biodiversity, landscape and cultural heritage. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. |
| G - 9/28 Inchgarth Road | - | - | - | --- | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. The site is the largest undeveloped field on the south site of Inchgarth Road between Cults and Garthdee, though is visually contained by the tall Ancient Woodland running around the perimeter of the site. Development on the site would risk severing the wildlife corridor between the two settlements of Cults and Garthdee. If tree felling were required to gain access to the site, this may compromise the site's role in separating the two settlements, and would itself have an adverse nature conservation impact this would have significant long term impacts on biodiversity, landscape and cultural heritage. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. |
| H - 13/01 Peterseat Park | - | - | - | - | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. Proposal to extend existing business development may impact negatively on air quality in the Wellington Road area. An extension to industrial land, development with potential negative impacts on cultural heritage and the landscape with skyline issues. Development may impact negatively on archaeology, which would have negative impacts on cultural heritage. There would be positive impacts on material assets, the population and the economy. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. |
| H - 13/07 Rigifa | - | - | - | - | - | +/- | - | + | + | --- | As per general greenfield assessment, with the following exceptions. A medium sized housing development with retail, small business premises and open space. The most significant impact is the issue relating to safety as the Blackhills Quarry to the south west of the site uses blasting. A 250m exclusion zone was imposed by the Council previously, this may impact negatively on human health. |
| H - 13/08 Banchory and Leggatt | - | + | + | + | - | +/- | + | ++ | ++ | ++ | As per general greenfield assessment, with the following exceptions. Development will have major positive benefits on the social and economic considerations due to the scale and mix of uses that would be provided. However there could be major impacts on water and biodiversity due to the site being located within the catchment of the River Dee SAC. Scale of development will have significant impacts on water, soil, biodiversity, landscape, material assets, population and human health. |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Sites | | | | | | | | | | | |
| 11/02 Site at Ramsay Gardens | - | - | - | -- | - | +/- | - | -/+ | -/+ | --- | As per general greenfield assessment, with the following exceptions. There is the potential for a negative effect on the community, health and wellbeing and the population if the bowling green facility was to be removed and there was any loss of other recreation facilities or open space. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. |
| 12/01 St Fitticks | - | - | - | -- | - | +/- | --- | + | + | + | As per general greenfield assessment, with the following exceptions. The site's close proximity to open space and the Balnagask golf course means that development north of St Fitticks Road will have a negative impact on the landscape character and cultural heritage of the area. Development may have negative effects on the River Dee Special Area of Conservation and biodiversity. |
| 10/01 Woodend Lodges North | - | - | - | --- | -- | +/- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Small burn to the north of the site may lead to flooding on-site and the site may be vulnerable to future changes in climate. The burn is a district wildlife site and development may impact negatively on biodiversity. |
| 6/01 Hillhead Centre, Old Aberdeen Brownfield? | - | - | - | - | - | --- | - | + | + | + | As per general greenfield assessment, with the following exceptions. Positive impacts include the creation of a Nursery and upgrading sports facilities. However, there would be negative impacts on the landscape and biodiversity of the area. This site is within a conservation area and this development is likely to have a significant negative impact on cultural heritage. |
| Key: + positive, - negative, 0 = neutral =? = uncertain | | | | | | | | | | | |

Appendix 8.g: Sites Identified for Masterplanning

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Sites | | | | | | | | | | | |
| 1. Dubford and Murcar | | | | | | | | | | | An SEA has been undertaken as part of the Developer Options assessment. Ref: OP25 and OP2. |
| 2. Grandhome | | | | | | | | | | | An SEA has been undertaken as part of the Developer Options assessment. Ref: OP12 and OP10. |
| 3. Stoneywood | | | | | | | | | | | An SEA has been undertaken as part of the Developer Options assessment. Ref: OP24. |
| 4. Newhills Expansion and Dyce Drive | | | | | | | | | | | An SEA has been undertaken as part of the Developer Options assessment. Ref: OP26, OP29, OP27, OP30, OP28, OP31. |
| 5. Greenferns | | | | | | | | | | | An SEA has been undertaken as part of the Developer Options assessment. Ref: OP45. |
| 6. Maidencraig | | | | | | | | | | | An SEA has been undertaken as part of the Developer Options assessment. Ref: OP43 and OP44. |
| 7. Kingswells | | | | | | | | | | | An SEA has been undertaken as part of the Developer Options assessment. Ref: OP40 and OP41 and OP42. |
| 8. Countesswells | | | | | | | | | | | An SEA has been undertaken as part of the Developer Options assessment. Ref: OP58. |
| 9. Friarsfield | | | | | | | | | | | An SEA has been undertaken as part of the Developer Options assessment. Ref: OP51. |
| 10. Oldfold Farm | | | | | | | | | | | An SEA has been undertaken as part of the Developer Options assessment. Ref: OP62. |
| 11. Loirston | | | | | | | | | | | An SEA has been undertaken as part of the Developer Options assessment. Ref: OP79, OP78, OP76 and OP77. |
| Greenferns (OP2) and Greenferns SHLR including 10 ha - employment land ⁽¹⁾ | - | - | 0 | 0/- | 0/- | 0 | +/- | ++ | ++ | + | An SEA has been undertaken as part of the Developer Options assessment. Ref: OP2 and Greenferns SHLR (masterplanned together) This is a large development which would lead to substantial increase in water abstraction and waste generation. Landscape impacts would be present if not sensitively treated as it is quite a visible site from Northfield in particular. There would however, be substantial benefits in terms of proving fixed assets, including housing, business and community uses and there could be a positive knock on effect for the local economy. Emerging development framework indicates up to 1400 units possible. |
| East Woodcroft North ⁽¹⁾ | - | - | - | - | - | 0 | - | + | + | 0 | An SEA has been undertaken as part of the Developer Options assessment. Ref: 2/08 |
| Murcar ⁽¹⁾ Including 20 ha of employment land | - | - | - | + | - | 0 | 0 | - | + | 0 | An SEA has been undertaken as part of the Developer Options assessment. Ref: 2/18 (part) |

| | | | | | | | | | | | |
|--|-----|-----|----|-----|-----|-----|-----|---|---|-----|---|
| Balgownie Centre (OP19) | 0/- | - | 0 | 0 | 0/- | 0 | 0/- | + | + | 0 | This site is surplus to Aberdeen College's requirements and is considered for residential development. Positive impacts include enhanced material assets and the re-use of a derelict site. Potential negative cumulative impacts include affect in CO2 and waste production, and water abstraction. |
| Cummings Park See map 12 | 0 | 0 | 0 | 0 | +/- | 0 | 0 | + | + | 0 | The Cummings Park regeneration project would have a positive impact on population and material assets through the provision of new social housing. There would be mixed impacts on climate as the development would create waste, but new housing would be more energy efficient. The redevelopment would otherwise have neutral impacts. |
| Northfield See map13 | 0 | 0 | 0 | 0 | +/- | 0 | 0 | + | + | 0 | The Northfield regeneration project would have a positive impact on population and material assets through the provision of new social housing. There would be mixed impacts on climate as the development would create waste, but new housing would be more energy efficient. The redevelopment would otherwise have neutral impacts. |
| Middlefield See map 14 | + | 0 | 0 | 0/- | +/- | + | 0 | + | + | 0 | This development would include junction improvements at Haudagain, and replacing the existing housing on an area of open space to the west. The redevelopment would also incorporate limited retailing. The development would have a positive impact on air quality in the area, and the provision of new social housing would support the population. There would be mixed impacts on climate as the development would create waste, but new housing would be more energy efficient. |
| Granitehill | 0 | 0 | ++ | 0 | 0 | 0 | 0 | + | 0 | + | Granitehill Road/Quarry Road/Marchburn Road, currently Business and Industrial Land with links to surrounding regeneration areas. Continued use as employment land, although consideration to be given to other uses through a development framework. Redevelopment would involve the clean up of contaminated land. |
| Broadford Works | 0 | -/0 | ++ | 0 | -/0 | ++ | 0 | 0 | + | 0/+ | Estimated 400 units. Distinctive and self-contained area of townscape with obvious scope for development as an 'Urban Village'. A relatively large development with potential negative impacts of water abstraction and waste generation. Positive impacts include clean-up of contaminated land, and increased residential material assets within the City Centre. |
| City Centre | + | 0 | 0 | 0 | + | + | + | + | + | ++ | This development framework would set the principles for development in the city centre. In particular it would address issues such as: access and movement, improved design, and assess the function and uses for different character areas of the city centre. |
| Woodside See map 14 | 0 | 0 | 0 | 0 | +/- | 0 | 0 | + | + | 0 | The Woodside regeneration project would have a positive impact on population and material assets through the provision of new social housing. There would be mixed impacts on climate as the development would create waste, but new housing would be more energy efficient. The redevelopment would otherwise have neutral impacts. |
| Foresterhill | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | + | + | Hospital redevelopment, associated transport and public realm improvements. This development will be of major benefit to the Aberdeen Community, by enhancing and modernising healthcare provision and facilities. |
| Upper & Lower Hospitals, Berryden | 0 | 0 | + | 0 | + | + | + | + | + | + | Former hospital site, redevelopment for mix of uses, residential, office/business, community uses. Within conservation area, substantial granite buildings. Planning brief required. |
| Tillydrone See map 14 | 0 | 0 | 0 | 0 | +/- | 0 | 0 | + | + | 0 | The Tillydrone regeneration project would have a positive impact on population and material assets through the provision of new social housing. There would be mixed impacts on climate as the development would create waste, but new housing would be more energy efficient. The redevelopment would otherwise have neutral impacts. |
| The Beach, see Map 11. | 0 | 0/- | 0 | 0 | 0/- | 0 | 0/- | + | + | 0/+ | Masterplan outlining a concept and vision for the regeneration of Aberdeen Beach including possible projects such as an Energy Futures Centre, Community Stadium, urban regeneration and enhancement of open space. |
| Seaton See map 14 | 0 | 0 | 0 | 0 | +/- | 0 | 0 | + | + | 0 | The Seaton regeneration project would have a positive impact on population and material assets through the provision of new social housing. There would be mixed impacts on climate as the development would create waste, but new housing would be more energy efficient. The redevelopment would otherwise have neutral impacts. |
| Aberdeen Harbour / North and South Dee | 0 | -/0 | + | 0 | 0/- | 0/+ | 0 | + | + | 0 | North Dee – concentrate on commercial uses. South Dee – mixed use and include residential, business and leisure. The north part of the site is zoned as Specialist Employment Area and the south side is zoned as OP129. |

| | | | | | | | | | | | |
|---|-----|---|---|-----|-----|---|-----|----|----|-----|---|
| Torry See map 14 | 0 | 0 | 0 | 0 | +/- | 0 | 0 | + | + | 0 | The Torry regeneration project would have a positive impact on population and material assets through the provision of new social housing. There would be mixed impacts on climate as the development would create waste, but new housing would be more energy efficient. The redevelopment would otherwise have neutral impacts. |
| Pinewood and Hazledene (OP120 & OP4) | -/+ | ' | 0 | 0/- | -/+ | 0 | 0 | + | + | + | Development of 300 units in this location would fit within the landscape and provide an attractive living environment. Development is close to existing transport routes and facilities. |
| Friarsfield and Morkeu ⁽¹⁾ OP5 | 0 | 0 | 0 | 0/+ | ' | 0 | -/0 | + | + | 0 | An SEA has been undertaken as part of the Developer Options assessment. Ref: OP5, 9/01, 9/21 and 9/27 (part) (masterplanned together). Development in this area would extend and consolidate existing transport corridors. Currently zoned for residential in the local plan. Would impact positively on population and material assets. Creation of park alongside Cults Burn would be beneficial on wildlife and biodiversity. Access and junction improvements would be needed. |
| Countesswells ⁽¹⁾ Including 10 ha of employment land | 0 | ! | 0 | ' | ! | 0 | 0 | ++ | ++ | 0 | An SEA has been undertaken as part of the Developer Options assessment. Ref: 9/24, 9/05 and 9/50 (masterplanned together) |
| Garthdee Development Framework | 0 | 0 | 0 | 0/- | + | 0 | 0/+ | ++ | 0 | 0/+ | Campus redevelopment and improvement. This has positive impacts for the provision of secondary education facilities for the city, respects the site landscape and topography and location as a 'city gateway' location. Sustainable construction methods and LZC technologies are positive benefits to climate change. |
| North Garthdee Farm ⁽¹⁾ | ' | ' | ? | ' | ' | ' | ' | + | + | ? | An SEA has been undertaken as part of the Developer Options assessment. Ref: OP65 |
| Leggart Terrace (OP122) | ' | ' | 0 | ' | ' | 0 | 0/- | + | + | + | Housing development of 50 units. Development is within the catchment of the River Dee SAC and there are potential negative impacts resulting from abstraction and run off. Through masterplanning impact on landscape and the River Dee can be mitigated. |
| Cove North (OP9) | +/- | ' | + | + | +/- | + | + | + | ++ | + | Zoned for residential use. Development would include community uses and green space. Constraint on the site due to existing waste licence. |
| Stationfields, Cove (OP8) | + | ' | ' | 0 | ++ | 0 | 0 | ++ | + | + | Residential development close to existing facilities to help deliver a railway station. A station in Cove would provide benefits for all the residents in the area and would provide a more sustainable transport alternative. |
| Key: + positive, - negative, 0 = neutral =? = uncertain | | | | | | | | | | | |

Appendix 8.h: Assessment of Policies and Supplementary Guidance

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|--------------------------------|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---------|
| Policy Options | | | | | | | | | | | |
| Land Release | | | | | | | | | | | |
| LR1 Land Release Policy | | | | | | | | | | | |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Policy Options | | | | | | | | | | | |
| Part A First Phase Release | -- | -- | -- | -- | -- | +/-- | -- | ++ | ++ | ++ | Policy allows the release of first phase Greenfield development, which amounts to 11,995 new homes and 105 hectares of employment land. All the sites that would be released as a result of this policy have been assessed within the allocations. This policy would result in a cumulative impact that would have a greater impact than the individual sites. However impact will be minimised by development of sites and allocations being phased. |
| Part B Second Phase Release | -- | -- | -- | -- | -- | +++/- | -- | +++ | +++ | +++ | Policy allows the release of second phase Greenfield development, which amounts to 5,000 new homes and 70 hectares of employment land. Assessment as per LR1, but this would increase the cumulative impact on air, water and climate. Impacts on soil are short-term and there is unlikely to be a significant cumulative impact on soil as a result of additional development. |
| Part C Third Phase Release | -- | -- | -- | -- | -- | +++/- | -- | +++ | +++ | +++ | Policy allows the release of third phase Greenfield development, which amounts to 3,440 new homes. Assessment as per LR1. Assessment as per LR1, but this would increase the cumulative impact on air, water and climate. Impacts on soil are short-term and there is unlikely to be a significant cumulative impact on soil as a result of additional development. |
| LR2 Delivery Of Mixed Use Communities | 0 | 0 | 0 | 0 | + | 0 | 0 | ++ | ++ | + | This policy ensures that new large Greenfield housing releases include a mix of housing and employment, and that the employment land is delivered along with the housing land. This will encourage more sustainable communities and reduce the need for commuting. The policy does not promote development and will have mainly neutral impacts on indicators, but the delivery of employment land will have positive benefits on material assets and population. Mixing development encourages walking which should have a positive impact on human health and reducing our reliance on the car and fossil fuels. |
| Infrastructure Delivery | | | | | | | | | | | |
| I1 Infrastructure Delivery and Developer Contributions | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ++ | + | ++ | This policy provides guidance on developer contributions and infrastructure requirements. It provides a clear and concise guide to the contributions that each developer will be expected to pay to support new development. Providing infrastructure, services and facilities would have a positive effect on a range of receptors. It would have a positive effect on material assets, human health and population as it would provide for new and improved infrastructure as well as likely improve the supply of housing – such as affordable housing and community and health facilities. |
| SG Infrastructure and Developer Contributions Manual | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ++ | + | ++ | This Supplementary Guidance document provides details on the methodology and rationale for the infrastructure identified to support the sites identified in the Local Development Plan. It also sets out the criteria that should be used to calculate developer contributions for any development proposed in the City. The SG should improve the ability to secure the delivery of an appropriate level of infrastructure from new development. The provision of new infrastructure, such as public transport, walking and cycling routes, health facilities and schools would have a positive effect on material assets, human health and the population. |
| City Centre | | | | | | | | | | | |

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

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

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

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

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

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|--|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Policy Options | | | | | | | | | | | |
| D4 Aberdeen' s Granite heritage | 0 | 0 | + | 0 | 0 | ++ | ++ | 0 | + | 0 | Granite is an important part of Aberdeen and provides the very distinctive character of the city. There will be many positive impacts from the granite heritage policy. Reusing historic sites may involve a clean up operation to remove contamination. The historic environment will be protected and the reuse of existing buildings promoted, thereby improving our cultural heritage. The landscape features will be protected through the retention of original setted streets and granite pavements thereby maintaining the character of streets. Many disused historic buildings may be converted into dwelling houses or employment use, thereby increasing the supply of housing and employment opportunity |
| D5 Listed Buildings and Conservation Areas | 0 | 0 | + | 0 | 0 | ++ | + | 0 | + | 0 | Allows for the sensitive conversion of listed buildings. Policy will have positive effects through better maintenance of historically valuable buildings and townscape, reuse of derelict buildings/land, increasing the supply of housing through conversion and improving the overall environment. Through the retention and reuse of listed buildings there is the possibility that a clean up of contamination may be required thereby improving soil quality. Also as the policy is about protecting and reusing historic buildings, cultural heritage will be protected and enhanced. A sense of place will be maintained and developed further through this policy, impacting positively on landscape and the supply of housing or employment space may be increased due to the conversation of listed buildings, impacting positively on population by giving them a choice of living and work space. Encourages sensitive conversion of buildings in rear lanes. Policy would have positive effects through retaining the character of rear lanes and the townscape. Through the retention and reuse of buildings in rear lanes in conservation areas there is the possibility that a clean up of contamination may be required thereby improving soil quality. Also as the policy is about preserving and enhancing conservation area, cultural heritage will be protected and enhanced. A sense of place will be maintained and developed further through this policy, impacting positively on landscape. |
| D6 Historic Gardens and Designed Landscapes | 0 | 0 | 0 | 0 | 0 | ++ | ++ | + | 0 | + | Protects sites listed in the Inventory of Gardens and Designed Landscapes in Aberdeen from the adverse effects of development. This policy would have a positive effect on cultural heritage and landscape by ensuring that these sites are protected. The positive impact would also continue to human health as areas of open space are protected thereby ensuring there is space for recreation and a further positive impact on mental well being. By conserving and enhancing Inventory of Gardens and Designed Landscapes the essential characteristics, aesthetics, historic value and setting of the site are maintained. |
| D7 Landscape | 0 | + | 0 | + | + | + | ++ | + | 0 | + | The policy protects Aberdeen's landscape setting from unacceptable development. It aims to protect the essence of Aberdeen, ensure that strategic view points that are specific to Aberdeen are protected, ensures wildlife, recreation and woodland settings and linkages are protected to ensure countryside activity and ensure coalescence is avoided. The policy also requires details of a landscape design scheme compatible with the scale and character of the overall development are submitted with planning applications. The positive impact relating to water may be that water elements within the landscape may be enhanced, as they could become riparian buffers thereby possibly improving water quality. Soil will be enhanced as Biodiversity and climatic factors will have a positive impact as wildlife corridors, open space, green corridors and landscaping will ensure that there is good habitat and the possibility to reduce CO2 emissions by encouraging active travel. Material assets will be improved as the essential character and strategic views of Aberdeen will be protected and enhanced. Human health will be improved as there will be the ability for active travel and recreation in open space. This also benefits mental health, alongside physical health. |

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

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

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Policy Options | | | | | | | | | | | |
| SG Dormer windows and roof extensions | 0 | 0 | 0 | 0 | 0 | + | 0 | + | 0 | 0 | The Dormer windows and Roof Extensions Design Guide give guidance on the appropriate style and placement of dormer windows and roof extensions. This guidance will improve cultural heritage and material assets as it aims to eliminate poorly designed and badly placed development that will detract from the quality of the individual buildings and the street. |
| SG Dwelling Extensions (in Cove and Aberdeen Addendum) | 0 | 0/- | 0 | 0/- | 0 | 0 | 0 | + | 0 | 0 | The supplementary guidance gives advice and guidance on the appropriate scale, height and placement of extensions of dwelling in Aberdeen and Cove. There will be a positive contribution to material assets as well designed and well placed extensions could add to the desirability of the dwelling. Extensions could have a negative impact on water as the rate of run off may be increased as there is less 'natural' land available as a soak away. There is also a possible negative impact on biodiversity for a similar reason, in that land will now be built on. |
| SG Extensions to Dwelling Houses Forward of the Build Line | 0 | 0/- | 0 | 0/- | 0 | 0 | 0 | + | 0 | 0 | The supplementary guidance gives advice and guidance on the appropriate scale and placement of extensions forward of the build line. There will be a positive contribution to material assets as well designed and well placed extensions could add to the desirability of the dwelling. Extensions could have a negative impact on water as the rate of run off may be increased as there is less 'natural' land available as a soak away. There is also a possible negative impact on biodiversity for a similar reason, in that land will now be built on. |
| TAN Lime Harling Guide | 0 | 0 | 0 | 0 | 0 | + | 0 | + | 0 | 0 | This supplementary guidance gives advice on when it is appropriate to lime harl buildings and the techniques and methods that should be used. The positive impacts will be to cultural heritage and material assets. Cultural heritage will benefit as only those buildings which were original intended to be lime harled, or are in a poor state of repair will be lime harled. This will improve the design quality of the building and its ability to breath. Material assets will be improved as lime harling could add to the desirability of the dwelling. |
| TAN Repointing of Granite Masonary Joints | 0 | 0 | 0 | 0 | 0 | + | 0 | + | 0 | 0 | The repointing of masonry joints provides guidance as to when and how to repoint a building. If done incorrectly pointing can physically damage the fabric of a building and it can also alter its appearance and character. If done correctly the cultural heritage of the city will be protected, and the material assets may be improved as buildings will not be affected by the impacts of poor pointing such as damp. |
| TAN Railings Guide | 0 | 0 | 0 | 0 | 0 | + | 0 | + | 0 | 0 | This guidance gives advice on how to repair or reinstate cast iron railings. These can add to the cultural heritage of the city by add to the sense of place, and environment of the city in a positive way. The material assets of also be improved as the railings may add to the character of the building and street. |
| TAN Replacement windows and doors | 0 | 0 | 0 | 0 | 0 | + | 0 | + | 0 | 0 | This supplementary guidance gives advice on the necessary requirements for the replacement of windows and doors in a number of building types and designations. The two factors that will be improved by this are cultural heritage and material assets. The replaced items will ensure that the windows and doors add to the character of the buildings, block or street and add to a sense of place. Material assets may improve as buildings, blocks and streets will look more attractive with windows and doors that are appropriate to their setting and fit with other buildings in the street, or block. |
| SG Stone cleaning | 0 | 0 | 0 | 0 | 0 | + | 0 | + | 0 | 0 | The stone cleaning guidance gives advice on when planning permission are necessary for the cleaning of designated buildings before outlining the types of cleaning that are available. This will allow for cultural heritage and material assets to become more attractive within their setting. |

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

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

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

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
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| Policy Options | | | | | | | | | | | |
| SG Low and Zero Carbon Buildings | 0 | - | - | - | + | - | - | + | 0 | + | Supplementary Guidance on Low and Zero Carbon Buildings provides more detailed advice on the provision of renewable technologies and sets increasing targets for the reduction of carbon emissions through the implementation of low and zero carbon technologies. The Supplementary Guidance does not promote new development or change the aim of the policy, but the increasing standards will have the same impacts as the Low and Zero Carbon Buildings Policy. |
| Natural Environment | | | | | | | | | | | |
| NE1 Greenspace Network | + | + | 0 | + | + | 0 | + | 0 | 0 | + | The policy aims to create a green network throughout and surrounding the urban area. It will have a positive effect on air quality due to the protection and enhancement of a green network both in terms of vegetation, particularly trees, absorbing CO2 and NO2 and removing particles, and the use of the network to facilitate modal shift to walking and cycling. Water impacts are likely to be positive as waterbodies are usually within Green Space Network and should be protected and enhanced as part of the policy. Green Space Network will protect and enhance habitats, therefore having a positive effect on biodiversity. There will also be some positive impact on climatic factors through absorbing greenhouse gases and reducing some vulnerability to flooding. No significant impact on cultural heritage although may offer some opportunities to promote and protect cultural heritage assets. One of the intentions of the policy is to protect land that contributes to the landscape setting of the city and improvements to Green Space Network land may enhance the landscape further. The provision of Green Space Network close to where people live, offering opportunities for informal recreation and sustainable travel has positive impacts on human health. |
| NE2 Green Belt | + | + | + | + | + | + | + | + | 0 | + | Identifies the green belt and protects it against inappropriate development. Policy would have a positive effect by preventing pollution in green belt areas, therefore contributing to a reduced vulnerability to climate change. The policy also protects the surrounding landscape and setting and providing open space provision for people which has consequent health benefits. Habitats are also protected. However the policy would restrict development in these areas, consequently reducing the amount of land available for material assets. Effects on the population are insignificant because green belt boundaries are adjusted in order to allow for the employment and housing requirements of the structure plan. |
| NE3 Urban Green Space Policy | + | 0 | 0 | + | + | 0 | + | 0 | 0 | + | The purpose of the Urban Green Space Policy is to protect green space in the urban area. It may have some positive impact on air quality as green spaces can act as the 'green lungs' of urban areas, absorbing greenhouse gases and particles. The urban green space policy should have a positive effect on biodiversity as the green space it protects can often be important habitats for wildlife. The policy should have some positive impact on climate change as land protected as green space can help to reduce flooding, reduce or mitigate some CO2 emissions and provide habitats. The policy helps to protect the landscape setting of the city. Human health will be positively impacted on by this policy through providing facilities for active recreation as well as mental health benefits that are derived from green space. |
| NE5 Trees and Woodland | + | + | + | + | + | 0 | + | 0 | 0 | + | The policy aims to protect and enhance Aberdeen's trees and woodlands with the aim of doubling the existing tree cover of the City. The policy would have a positive effect on the receptors by improving air quality in the city, helping to prevent soil disturbance and avert the likelihood of flooding. The policy also provides habitats for wildlife and provides open space which will positively impact on human health and the landscape. |

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

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

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

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

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

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
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| Policy Options | | | | | | | | | | | |
| SG Transport and Accessibility Access and Permeability | + | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | This policy sets requirements for new development to protect or enhance existing access rights including core paths, rights of way and paths within the wider network. This policy has a positive effect on air, climatic factors and human health by promoting walking and cycling and sustainable public transport over car/other motorised vehicle use, a reduction in motorised vehicle use leads to less congestion and improved local air quality. This policy also encourages active travel within communities helping to tackle obesity and improve human health. |
| SG Transport and Accessibility Guidelines and Specifications | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | + | + | This guidance will set the appropriate design standards for roads and streets, and will positively effect the road and street patterns to allow people to move around the city effectively. It will provide pedestrian priority in more residential areas and will positively impact on population, material assets and human health. The guidance does not promote development and all other indicators are neutral. |
| SG Transport and Accessibility Transport Assessments | + | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | This policy requires that all significant traffic generating developments must submit a Transport Assessment (TA) when planning permission is requested. This policy has a positive effect on air quality and climate change as TA's promote transport choice over car-dependency. TA's also have a positive effect on human health by promoting other transport choices such as walking and cycling. |
| SG Transport and Accessibility Travel Plans | + | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | This policy requires that all proposals for development over a certain threshold submit a Travel Plan when planning permission is requested. This policy has a positive effect on air quality and climate change as Travel Plans promote transport choice over car-dependency. Travel Plans also have a positive effect on human health by promoting other more active transport choices such as walking and cycling. |
| SG Transport and Accessibility Parking | + | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | This policy sets out ACC's maximum car parking standards for across the city as well as setting out guidelines on low or no car housing and car clubs. This policy has a positive effect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive effect on human health by promoting other transport choices such as walking and cycling. |
| SG Transport and Accessibility Driveways Guide | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | This policy requires that all applications for new driveways and parking within gardens conform to ACC's requirements. This policy restricts the amount of new driveways and car parking in front gardens to those that ACC's sees as suitable. This has a positive effect on road maintenance as roads with fewer driveways are more viable. |
| SG Transport and Accessibility Automatic Teller Machines | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | + | This policy ensures that new ATM's (cash machines) are sited in suitable locations that do not obstruct pedestrian movements or lead to road safety problems. This policy has a positive effect on material assets and human health as it helps to ensure that new ATM's are provided for people across the city in safe and appropriate locations. |
| Air Quality | | | | | | | | | | | |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|--|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Policy Options | | | | | | | | | | | |
| AQ1 Air Quality | ++ | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | Resists proposals that result in deterioration in air quality unless appropriate mitigation measures are implemented. Also sets out criteria for when Air Quality Assessments will be required to be provided through the planning application process. This policy has a positive impact on air quality as its main aim is to enhance the existing air quality situation across the city and within the three declared Air Quality Management Areas (AQMA's). This policy also has a positive impact on climatic factors and human health through the promotion of improved air quality across the city. |
| SG Air Quality | ++ | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | Sets out criteria for when Air Quality Assessments will be required to be provided through the planning application process. This policy has a positive impact on air quality as its main aim is to enhance the existing air quality situation across the city and within the three declared Air Quality Management Areas (AQMA's). This policy also has a positive impact on climatic factors and human health through the promotion of improved air quality across the city. |
| Business and Industrial Development | | | | | | | | | | | |
| B11 Business and Industrial Land | + | + | + | + | + | ++/-- | - | ++ | ++ | ++ | This policy identifies areas of business and industrial land and supports the development of these sites for this use. It also safeguards them against development of other uses. This policy has a positive effect on material assets as it promotes and safeguards areas of employment. Development is likely to increase traffic into the built up area and impact negatively on air quality and specifically on Air Quality Management Areas. Development is likely to have short-term adverse effects soil through soil erosion, desegregation, compaction and pollution during construction phases. Development could potentially have short-term negative impacts on water through a change in water table, stream flows, site water budgets, localised flooding, silt deposition and water-borne pollution. Inevitably, some localised impacts on watercourses would occur due to the development. Greenfield development is likely to impact negatively on biodiversity through the loss of habitats, habitat fragmentation or disturbance to species that use the site as a habitat. The scale of development that could be accommodated on sites could have a negative impact on climate due to increased use of resources and increased emissions. Development would impact positively on population and material assets, in the provision of employment sites and jobs to support the economy. Greenfield development is likely to have a negative impact on landscape. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places. Depending on implementation strategies, employment development proposed on greenfield sites could positively or adversely affect the built features, their context, pattern of past historic use, and associations of the historic environment, which encompasses built heritage features (ancient monuments, archaeological sites and landscapes, historic buildings, townscapes, parks, gardens and designed landscapes, as well as marine heritage) and the context or setting in which they sit, and the patterns of past use, in landscapes and within the soil, and also in our towns, villages and streets. The planning and design of developments, which conforms, substantially to the City's existing design, layout, material and quality is likely to have long-term positive effects. But new developments that deviate from existing designs could adversely affect the setting of historic settlements in the long-term. New employment development provides the scope for creation of fixed assets, the use of natural and material assets, promoting waste minimisation, recycling and composting. |
| B12 Specialist Employment Area | + | + | + | + | + | ++/-- | - | ++ | ++ | ++ | This policy identifies areas of specialist employment and safeguards them against development of other uses. This policy is likely to have similar impacts to policy B11. |

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

Appendix 8.i: Assessment of Main Issues Report Policy Alternatives

| SEA Topics Policy Options | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|---------------------------------------|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| | 1. Transport and Accessibility | | | | | | | | | | |
| Preferred Options | | | | | | | | | | | |
| 1.1 Promote detailed impact analysis using Part B of the Transport Framework | + | 0 | 0 | 0 | + | 0 | 0 | ++ | + | + | Significant positive impact on material assets as development will deliver key infrastructure to help deliver a more sustainable transport system in Aberdeen |
| 1.2 Use masterplans to incorporate infrastructure for sustainable modes and detailed design | + | 0 | 0 | 0 | + | 0 | 0 | ++ | + | + | Significant positive impact on material assets as masterplans can help to deliver key infrastructure to help deliver a more sustainable transport system in Aberdeen, and ensure facilities are in the most accessible locations. |
| 1.3 Promote location of new development near infrastructure and services using Accession Software | + | 0 | 0 | 0 | + | 0 | 0 | 0 | + | + | It would have a positive effect on air quality and climate change as it promotes accessibility and transport choice over car-dependency. It also has a positive effect on human health and material assets by promoting other transport choices such as walking and cycling through the introduction of new paths. All ages of the population would benefit from this option as it promotes more accessible services. |
| 1.4 Minimise traffic generation and impacts by using Transport Assessments and Travel Plans | + | 0 | 0 | 0 | + | 0 | 0 | + | + | + | Impacts from new developments are minimised and were there are impacts mitigation measures can be incorporated into the development |
| Alternative Option | | | | | | | | | | | |
| 1.5 Incremental assessment of sites on a case by case basis | , | 0 | 0 | 0 | , | 0 | 0 | 0 | , | , | The alternative option relies on looking at sites individually. This may not address cumulative impacts and may result in the approval of car-based development and increased travel demand which would have a negative effect on air, climate, human health and all age groups of the population. |
| 2. Infrastructure and Developer Contributions | | | | | | | | | | | |
| Preferred Option | | | | | | | | | | | |
| 2.1 Providing clarity for developers through supplementary guidance on developers contribution regarding their obligations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ++ | + | 0 | The preferred option is to provide supplementary guidance on developer contributions. This would provide a clear and concise guide to the contributions that each developer will be expected to pay to support new development. Providing guidance would have a positive effect on a range of receptors. It would have a positive effect on material assets and population as the supplementary planning guidance would provide for new and improved infrastructure as well as likely improve the supply of housing – such as affordable housing. |
| Alternative Option | | | | | | | | | | | |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|--|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Policy Options 2.2 Continue with the status quo without providing clarity for developers through supplementary guidance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - | - | 0 | The alternative option is to proceed with the current system which may cause delays in the negotiation and procurement of developer contributions. This would have negative impacts on two receptors. In contrast to the previous option this would result in delays and difficulty in receiving developer contributions, which in turn would mean that key infrastructure that is needed to allow development to occur would be missing, negatively impacting on the economy. |
| 3. The City Centre and Retailing | | | | | | | | | | | |
| Preferred Option | | | | | | | | | | | |
| 3.1 Continue with the status quo of enhancing vitality and viability of the city centre | 0 | 0 | 0 | 0 | 0 | + | + | + | 0/+ | 0 | It would have a positive effect on material assets as it would promote the creation of more retail and business uses. |
| 3.2 Provide clarity on the role of primary and secondary shopping areas as contributing to vitality and viability | 0 | 0 | 0 | 0 | 0 | + | + | + | 0/+ | 0 | Help to regenerate derelict or vacant land within the city centre. This in turn would positively affect cultural heritage and townscape. |
| Alternative Option | | | | | | | | | | | |
| 3.3 Adopt an ad-hoc, piecemeal approach to city centre development whenever the need arises | 0 | 0 | 0 | 0 | 0 | 0 | , | + | 0 | 0 | It will positively impact on material assets as it will promote development in the city centre. It will negatively effect the city's townscape as development will not be related and will look piecemeal. |
| 4. Housing | | | | | | | | | | | |
| Preferred Option | | | | | | | | | | | |
| 4.1 Promote a mix of uses in new residential areas | 0 | 0 | 0 | 0 | + | 0 | 0 | + | + | + | It would have positive effects across a range of receptors. Residential mixed use areas would be less car-dependent and therefore lessen their impact on climate change. Mixed use areas provide fixed assets for wealth creation (shops, offices). Nearby services and facilities would benefit less mobile residents (such as younger and older people). Walkable neighbourhoods also bring health benefits. |
| 4.2 Provide guidance on the appropriate mix of new developments | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | + | 0 | The alternative option relies on establishing good working relationships with developers during the masterplanning stage to deliver mixed use. This reliance introduces uncertainty into how effective such a policy would be in delivering mixed use. Appropriate mix of house types and tenures will help provide the types of housing required. |
| 4.4 Provide for a range of house types in new developments by using density policies or SPG | 0 | 0 | 0 | 0 | 0 | + | 0 | | ++ | + | May result in new developments becoming more visually interesting, and less monotonous, though the overall design will have more of an impact. Will cater for the diverse needs of a range of households, thereby supporting population growth. More appropriate forms of housing will raise households' health and well being. |
| Alternative Option | | | | | | | | | | | |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Policy Options | | | | | | | | | | | |
| 4.3 Continue with the status quo by not providing guidance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | No impact on receptors resulting from this option. |
| 4.5 Continue with the status quo on density by not providing guidance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | The alternative option relies on the masterplanning of sites to determine the appropriate mix of house types. The policy is likely to have some success in introducing a mixture of house types, but without being informed by the Local Housing Strategy, the mix delivered may not respond to the city's needs. |
| 5. Design | | | | | | | | | | | |
| Preferred Option | | | | | | | | | | | |
| 5.1 Promote architecture and place-making policy that respects context; provides a sense of place and promotes sustainability | 0 | 0 | 0 | 0 | + | + | + | + | + | + | Good design leads to a good quality of life and can attract people and businesses to Aberdeen. This option may lead to an enhancement and improvement of Aberdeen's unique character, ensure more sustainable neighbourhoods are built that are non car dependent, and ensure that new housing developments integrate with the local identity, context and settlement patterns. |
| 5.2 Promote context, identity, connection and communication through masterplanning. | 0 | 0 | 0 | 0 | + | + | + | + | + | + | This option may lead to an enhancement and improvement of Aberdeen's unique character, ensure more sustainable neighbourhoods are built that are non car dependent, and ensure that new housing developments integrate with the local identity, context and settlement patterns. |
| 5.3 Distinguish between road and street; and promote street frontages, activity, safe and walkable neighbourhood | + | 0 | 0 | 0 | + | 0 | 0 | 0 | + | + | It would have a positive effect on air quality and climate change as it promotes accessibility and transport choice over car-dependency. It also has a positive effect on human health and material assets by promoting other transport choices such as walking and cycling through the introduction of new paths. All ages of the population would benefit from this option as it promotes more accessible services. |
| 5.4 Promote good housing design to make them more distinctive, safe, easy to move around and adaptable | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | + | Increased safety would impact positively on population and human health. |
| 5.5 Protect the townscape by controlling tall buildings and developments affect the skyline | 0 | 0 | 0 | 0 | 0 | + | + | 0 | 0 | 0 | This would have a positive impact on cultural heritage and landscape. There may be negative impacts on material assets if a restrictive policy prevents some developments taking place. |
| 5.6 Improving designs through the use of design statements | 0 | 0 | 0 | 0 | + | + | + | + | + | + | This option may lead to an enhancement and improvement of Aberdeen's unique character, ensure more sustainable neighbourhoods are built that are non car dependent, and ensure that new housing developments integrate with the local identity, context and settlement patterns. |
| 5.7 Promoting best practice by working with our neighbouring authority on design panels | 0 | 0 | 0 | 0 | + | + | + | + | + | + | This option may lead to an enhancement and improvement of Aberdeen's unique character, ensure more sustainable neighbourhoods are built that are non car dependent, and ensure that new housing developments integrate with the local identity, context and settlement patterns. |

| SEA Topics | | | | | | | | | | | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | |
| Policy Options | | | | | | | | | | | |
| Alternative Option | | | | | | | | | | | |
| 5.8 Continue with the status quo based on a piecemeal approach in respect of design | 0 | 0 | 0 | 0 | - | - | - | + | + | 0 | This approach could result in developments that are not integrated with the surrounding context or identity and that are alien to existing settlements. It could also lead to a lack of co-ordination and result in potentially inconsistent decisions. |
| 5.9 Promoting a highly prescriptive approach to design by using design coding | 0 | 0 | 0 | 0 | + | + | - | - | + | + | This approach is inflexible, time consuming and will not allow developments to integrate to their surroundings to the same degree as the preferred option. |
| 6. Waste | | | | | | | | | | | |
| Preferred Option | | | | | | | | | | | |
| 6.1 Locate new waste management facilities at Altens East/Doonies | - | 0 | + | - | + | - | 0/- | ++ | + | 0 | This option will help to increase the amount of waste that is recycled or reused and this will reduce the amount of waste being sent to landfill. New waste facilities are likely to have minimal impact on the landscape, low building height. Large number of HGV used to transport waste to new facilities. Increased levels of dust, odour, and noise may have a local air quality impact. Well run and controlled new facilities should have no significant impact on the water environment or human health.. |
| 6.2 Incorporate waste management storage areas and recycling facilities into new developments | 0 | 0 | + | 0 | + | 0 | 0 | ++ | + | 0 | This option will help to increase the amount of waste that is recycled or reused and this will reduce the amount of waste being sent to landfill. Well designed facilities should have no impact on health. |
| Alternative Option | | | | | | | | | | | |
| 6.3 Continue with the status quo with increasing landfill use | ! | ! | ! | -/+ | ! | ! | ! | 0 | - | ! | Landfill gas is mainly made up of methane, which is approximately 25 times more powerful a greenhouse gas than carbon dioxide. Landfill sites can have significant impacts on the landscape, and any archaeological remains on site could be sterilised. Dust and odour can have significant impact on human health. |
| 7. Sustainable Construction | | | | | | | | | | | |
| Preferred Option | | | | | | | | | | | |
| 7.1 Constantly raise the standards of energy efficiency through sustainable building standards | + | ++ | 0 | + | + | 0 | 0 | + | 0 | + | The energy and travel criteria seek to reduce developments' dependency on the national grid (which currently relies heavily on fossil fuel supplies) and private cars. Both will result in developments contributing less to climate change and the latter reduces developments' impact on air pollution. All developments are to incorporate water-saving technology. The ecology criteria require biodiversity enhancements. Developments meeting the standards will be cheaper to maintain. Such developments will allow people to live more sustainable lifestyles. |
| 7.2 Reducing carbon emissions by developing a city-wide low carbon strategy | + | ++ | 0 | + | + | 0 | 0 | ++ | 0 | + | Reduce carbon emissions and help to progress the implementation of renewable technologies. |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Policy Options | | | | | | | | | | | |
| 7.3 Continue with the limited council-wide carbon management programme | + | ++ | 0 | + | + | 0 | 0 | + | 0 | + | Improving the efficiency of council owned properties and sets an example to private developers and developments can be used as case studies. |
| 7.4 Promote best practice in sustainable building standards through the Council's owns initiatives | + | ++ | 0 | + | + | 0 | 0 | + | 0 | + | Improving the efficiency of council owned properties and sets an example to private developers. Developments can be used as case studies. |
| 7.5 Encourage higher city-wide standards in efficiency through awards and accreditation schemes | + | ++ | 0 | + | + | 0 | 0 | + | 0 | + | Would help to drive up the efficiency of new developments, and sets an example to developers. Developments can be used as case studies. |
| Alternative Option | | | | | | | | | | | |
| 7.6 Delay the requirements for higher building standards | + | + | 0 | 0 | + | 0 | 0 | + | 0 | 0 | The energy criteria will still reduce developments' dependency on the national grid, but not car dependency. The water criteria will still require all developments to incorporate water-saving technology. The developments would also be cheaper to maintain than without. But ecological impacts and life cycle costing are not taken into account during the plan period. |
| 7.7 Provide a level playing fields for developers in the City and the Shire in building standards in order to avoid unfair advantage in one authority area over the other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | There would be no direct impact on receptors from this option. This would just ensure that a single standard was applied across the region. |

Appendix 8.j: Assessment of Existing Local Plan Policies

| SEA Topics Existing Policies as alternative Option | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Policy 1 Design | 0 | 0 | 0 | 0 | 0 | ++ | ++ | + | 0 | 0 | Requires that the appearance of new buildings is appropriate to their context and setting. The policy will make sure new buildings respect existing cultural heritage and landscape/townscape and raise the standards for new building design, thereby creating material assets. |
| Policy 2 Landscape Design | 0 | + | + | + | + | + | ++ | + | 0 | + | Ensures landscape schemes are compatible with the scale and character of the development, as required by the Landscape Guidelines (Landscape Strategy Part 2). The Landscape Guidelines describe how developments can have positive effects on the areas in which they sit, are more sustainable, and have respect for the wider environment. |
| Policy 3 Brownfield Development | 0 | 0 | + | 0 | + | + | +/- | ++ | + | + | Encourages development on brownfield sites. Brownfield development will have positive effects on receptors such as potential to clear up contaminated sites and support regeneration, but may alter the appearance of townscapes. |
| Policy 4 Protection of Urban Green Space | 0 | + | 0 | ++ | 0 | + | + | 0 | 0 | ++ | Seeks to protect valuable green space adjacent to existing buildings. The protection of green space has positive effects on receptors such as sustainable urban drainage, the setting of buildings and designed landscapes, as well as access to open space. |
| Policy 5 Design and Context | 0 | 0 | 0 | 0 | 0 | + | + | + | 0 | ++ | Requires brownfield developments to be laid out and integrated into existing streets, and to retain and convert existing buildings where possible. This policy would have positive effects on receptors by making the urban environment more people friendly, reusing old buildings which contribute to the character of the area. |
| Policy 6 Design and Amenity | 0 | 0 | 0 | + | 0 | 0 | + | + | + | ++ | Requires new residential development proposals to meet certain design and amenity requirements. These requirements would have positive effects by creating new and greener streets, raising the standards of new building design, and thereby creating material assets. Requiring a range of sizes and types of accommodation caters for an ageing population. |
| Policy 7 Crime Prevention and Community Safety | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | + | ++ | Requires development proposals to design out crime and design in safety. Protects new buildings from antisocial behaviour. Policy would have positive effects through making housing more attractive, regardless of location and increasing community safety. |
| Policy 8 Design and Policy Guidance | + | + | + | ++ | ++ | ++ | ++ | ++ | + | + | Lists the supplementary guidance to be referred to in relevant development proposals. Policy would have positive effects through guidance on transport, drainage impact assessment, nature conservation, design and conservation, landscape, housing and open space. |
| Policy 9 Telecommunications Apparatus | 0 | 0 | 0 | 0 | 0 | + | + | +/- | 0 | 0 | Seeks to ensure that the installation of such apparatus does not have an adverse visual impact on the natural or built heritage of the City. Policy would have positive effects, through protecting the architectural character of historic buildings, the coast, countryside and townscape from adverse impact. But, the policy may restrict the city's connectivity by not allowing apparatus in optimum locations. |
| Policy 10 New Uses for Listed Buildings | 0 | 0 | 0 | 0 | 0 | ++ | + | ++ | + | + | Allows for the sensitive conversion of listed buildings. Policy would have positive effects through better maintenance of historically valuable buildings and townscape, reuse of derelict buildings/land, increasing the supply of housing through conversion and improving the overall environment. |

| SEA Topics | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|--|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Existing Policies as alternative Option | | | | | | | | | | | |
| Policy 11 Signage on originally residential listed buildings | 0 | 0 | 0 | 0 | 0 | ++ | + | 0 | 0 | 0 | Requires business plates on originally residential listed buildings to be a particular size. Policy would have positive effects through retaining the character of the residential use of the building and townscape. |
| Policy 12 Building on rear lanes | 0 | 0 | 0 | 0 | 0 | + | + | 0 | 0 | 0 | Encourages sensitive conversion of buildings in rear lanes. Policy would have positive effects through retaining the character of rear lanes and the townscape. |
| Policy 13 Retention of Granite Buildings | 0 | 0 | 0 | 0 | 0 | ++ | + | 0 | 0 | 0 | Encourages the retention of granite buildings and reclaimed materials. Policy would have positive effects through retaining the character of conservation areas and the townscape. |
| Policy 14 Granite Streets and Pavements | 0 | 0 | 0 | 0 | 0 | ++ | ++ | 0 | 0 | 0 | Seeks to retain granite streets and pavements, particularly in the city centre. Policy would have positive effects through retaining the character of city streets. |
| Policy 15 Stone Cleaning | 0 | 0 | 0 | 0 | 0 | + | + | 0 | 0 | 0 | Seeks to ensure that stonework is not cleaned using abrasive chemical or high pressure water methods. Policy would have positive effects through retaining the character of granite buildings and streetscapes. |
| Policy 16 Archaeology and Planning | 0 | 0 | 0 | 0 | 0 | ++ | + | 0 | 0 | 0 | Seeks to protect Scheduled Ancient Monuments and their setting, and any archaeological remains from development. Policy would have positive effects on some receptors, through protecting historical sites and their settings. |
| Policy 17 Mineral Extraction | . | . | . | . | 0 | 0 | . | + | 0 | 0 | Specifies acceptable locations for Mineral Extraction and land restoration activities. Policy would have a positive effect in increasing scope for creating fixed assets, but such activities also have the potential to produce dust, contaminate soil and water, destroy habitats, and have an adverse impact on landscape. |
| Policy 18 Degraded and Contaminated Land | + | + | + | + | + | + | + | ++ | + | + | Ensures that degraded and contaminated land is either restored, reclaimed or remediated. Positive effect on air and water pollution from contaminated land, improving contaminated and degraded soils, naturalising sites, reducing methane emissions from contaminated land, improving the setting of buildings, landscape/ townscape improvements, regeneration of derelict land. It could also contribute to land supply for housing and improve access to safe and attractive open space. |
| Policy 19 Waste Management Facilities | +/- | +/- | +/- | +/- | +/- | +/- | +/- | + | + | + | Policy seeks to provide waste facilities in an environmentally friendly way. While, some methods of waste management like landfill will have negative effects on receptors, others like recycling will have positive effects on receptors. |
| Policy 20 Waste Facilities in New Development | +/- | +/- | +/- | + | + | 0 | + | + | + | + | Policy requires new developments to have adequate facilities for the segregation of waste at source. Policy would have a positive effect through less waste being sent to landfill, resulting in less land take, pollution and demands on existing infrastructure. Provision of facilities for sorting and storage at source promotes more sustainable lifestyles, but may result in local pollution. |
| Policy 21 Landfill and Land Raise | . | . | . | . | . | 0 | . | 0 | 0 | + | Specifies acceptable locations for Landfill and Land Raise. Policy would have a positive effect in maintaining public health, but such activities also have the potential to produce dust, smells, methane, contaminate soil and water, destroy habitats, and have an adverse impact on landscape. |

| SEA Topics | | | | | | | | | | | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | |
| Existing Policies as alternative Option | | | | | | | | | | | |
| Policy 22 Energy and Development | 0 | 0 | 0 | - | ++ | 0 | - | + | + | 0 | Specifies acceptable locations for renewable energy developments. Policy would have a positive effect in increasing scope for creating fixed assets, combating climate change and increasing energy security, but such activities also have the potential to disturb habitats and have an adverse impact on landscape. Future generations stand to benefit most from investments in low carbon energy generation. |
| Policy 23 Eco Development | + | + | + | 0 | + | ' | +/- | ++ | + | + | Encourages sustainable construction in new developments. Reductions in waste sent to land fill will reduce pollution (including methane) and land take and reductions in water and energy usage will also reduce pollution. Setting higher building standards increases the scope for creating fixed assets that serve a wide range of people and promotes more sustainable lifestyles. Low and zero carbon technologies may adversely affect the character of historic buildings and townscapes. |
| Policy 24 Planning and Flooding | 0 | + | + | + | + | 0 | + | + | 0 | + | Seeks to ensure that the flood risk around developments is properly assessed and appropriate measures put in place. Policy would have a positive effect by reducing the potential damage to hydromorphology, soil and natural heritage, preventing developments that would be vulnerable to climatic changes and lead to changes in landscape character, increasing access to watercourses and the provision of SUDS and flood defences. Plus, the policy would increase mental well being by ensuring developments are not at significant risk of flooding. |
| Policy 25 Foul Drainage | + | + | + | + | 0 | 0 | 0 | + | + | ++ | Ensures new developments are connected to the public sewer where possible. Policy would have a positive effect on the receptors by reducing smells and run off from private septic tanks and contributing to the maintenance of public sewers, which raise the capacity of the city to absorb more housing. |
| Policy 26 Coastal Management | 0 | 0 | + | 0 | + | + | ++ | 0 | 0 | + | Identifies the areas and describes the types of development that will be acceptable at the coast. Policy would have a positive effect by avoiding areas at risk of flooding or coastal erosion and protecting the character of the coast. The policy also safeguards the coastline for recreation. |
| Policy 27 Air Quality | ++ | 0 | 0 | + | ++ | 0 | 0 | 0 | 0 | + | Ensure that new developments do not have adverse impacts on local air quality. Policy would have a positive effect by preventing a rise in air pollution and further disturbance to wildlife. Safeguarding human health and climatic factors by preventing significant changes in concentration of CO2 and Methane. |
| Policy 28 Green Belt | + | + | + | + | + | + | ++ | ' | ' | + | Identifies the green belt and protects it against unacceptable development. Policy would have a positive effect by preventing pollution in green belt areas, therefore contributing to a reduced vulnerability to climate change. The policy also protects the surrounding landscape and setting, providing open space provision for people. However the policy would restrict development in these areas, consequently reducing the amount of land available for fixed assets. |

| SEA Topics Existing Policies as alternative Option | | | | | | | | | | | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | |
| Policy 29 Green Space Network | + | + | + | ++ | + | + | ++ | - | - | + | Identifies the green space network and protects it against unacceptable development, whilst aiming to enhance the value of the green space network. Policy would have a positive effect by preventing pollution in the green space network, therefore contributing to a reduced vulnerability to climate change. The policy also protects wildlife habitats and species, and their surrounding landscape and setting, providing open space provision for people. However the policy would restrict development in these areas, consequently reducing the amount of land available for fixed assets. |
| Policy 30 Strategic Housing Land Reserve | +/- | +/- | +/- | +/- | +/- | 0 | +/- | +/- | +/- | +/- | Shows areas considered potentially suitable for development post 2010. Whether or not this policy has a positive or negative effect is dependent on whether the Strategic Housing Land is released for housing or designated for another land use. The land is protected from development under the greenbelt policy until the development plan is reviewed. |
| Policy 31 Landscape Protection | 0 | 0 | 0 | + | + | + | ++ | 0 | 0 | + | The policy protects Aberdeen's landscape setting from unacceptable development. Policy would protect woodland and wildlife, this in turn has a positive effect on the climate. The policy also provides protection to views of the city's townscape. Additionally the policy provides opportunities for countryside activities. |
| Policy 32 Historic Gardens and Designed Landscapes | 0 | 0 | 0 | 0 | 0 | ++ | ++ | + | 0 | + | Protects sites listed in the Inventory of Gardens and Designed Landscapes in Aberdeen from the adverse effects of development. This policy would have a positive effect on cultural heritage, landscape and human health by conserving and enhancing essential characteristics, aesthetics, historic value and setting of the site. |
| Policy 33 Protecting Trees and Woodlands | ++ | + | + | + | + | 0 | + | 0 | 0 | + | The policy aims to protect and enhance Aberdeen's trees and woodlands with the aim of doubling the existing tree cover of the City. Policy would have a positive effect on the receptors by improving air quality in the city, help to prevent soil disturbance and avert the likelihood of flooding. The policy also provides habitats for wildlife and provides open space provision. |
| Policy 34 Natural Heritage | 0 | 0 | 0 | ++ | 0 | 0 | + | 0 | 0 | ++ | Identifies valuable designations and protects areas of International, National, Regional and Local designation from development that would cause a significant adverse impact. This policy has a positive effect on biodiversity through protection of areas of importance and significance. It also protects the landscapes that give Aberdeen its character and provides open space provision for the people of the city. |
| Policy 35 Access and Recreation Areas | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | + | Policy protects and enhances access to areas of informal recreation across the city. This policy has a positive effect on landscape by protecting recreation areas from new development. This policy also has a positive effect on physical and mental wellbeing by safeguarding and improving access to open space. |

| SEA Topics Existing Policies as alternative Option | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|
| Policy 36 Urban Green Space | + | + | + | ++ | + | + | ++ | - | - | + | Policy identifies areas designated as Urban Green Space. Protects and enhances green space in urban areas and sets minimum standards for green space provision in new developments. Policy would have a positive effect by preventing pollution in the urban green space, therefore contributing to a reduced vulnerability to climate change. The policy also protects wildlife habitats and species, and their surrounding landscape and setting, providing open space provision for people. However the policy would restrict development in these areas, consequently reducing the amount of land available for fixed assets. |
| Policy 37 Sites for Residential Development | - | - | - | - | - | +/- | +/- | ++ | ++ | + | Policy allows for the release of allocated Greenfield housing sites. Greenfield housing will increase land take, waste generation, water abstraction and habitat fragmentation and reduce biodiversity. Policy creates material assets and housing for more people. Increased car use will negatively impact on air quality in the city. Depending on the location, effects on landscape and cultural heritage could be positive or negative. |
| Policy 38 Sites Safeguarded for Residential Development | - | - | - | - | - | +/- | +/- | ++ | ++ | + | Policy identifies sites that are safeguarded for residential development. Greenfield housing will increase land take, waste generation, water abstraction and habitat fragmentation and reduce biodiversity. Policy creates material assets and housing for more people. Increased car use will negatively impact on air quality in the city. Depending on the location, effects on landscape and cultural heritage could be positive or negative. |
| Policy 39 Greenspace Provision in Residential Development | 0 | 0 | 0 | 0 | 0 | 0 | + | + | 0 | ++ | This policy requires the provision of 2.8 hectares per 1000 people of public green space on new residential development. The policy would have a positive effect on landscape due to the provision of open space. There would also be positive effects on material assets and human health through an increase in the number of sports pitches, playing fields, play spaces etc. |
| Policy 40 Residential Areas | 0 | 0 | 0 | 0 | 0 | 0 | + | + | + | + | Identifies areas of residential development and aims to make sure the character and amenity of such areas are retained. The policy will have positive effects where it will support the development of fixed assets within the city. It may also improve the supply of housing and help to cater for an ageing population. The policy also looks to protect open spaces, woodland and recreational areas within residential areas and will therefore benefit the community. |
| Policy 41 Mixed Use Areas | 0 | 0 | 0 | 0 | 0 | + | + | 0 | ++ | + | Policy allows for certain areas to be developed with a mix of uses and protects the mixed uses against the potential negative effects of each other. The policy protects the existing use, character and townscape of an area – therefore protecting the historic environment and setting. It improves the supply of housing through allowing housing development in areas not traditionally housing, e.g. above shops in the city centre, and looks to protect against development that would adversely affect the amenity of people living and working in a mixed use area. |
| Policy 42 Affordable Housing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | + | + | Policy states a figure that is expected for affordable housing from new developments. The policy promotes the creation of fixed assets, improves the supply of housing, caters for an ageing population and can help to improve social inclusion. |

| SEA Topics | | | | | | | | | | | Comment | |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|--|--|
| | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | | |
| Existing Policies as alternative Option | | | | | | | | | | | | |
| Policy 43 Mobile Homes | 0 | 0 | 0 | 0 | 0 | 0 | + | + | + | 0 | Policy states that there will be a presumption against further development of mobile home sites, including intensification of current sites. The policy will have a positive effect as mobile home sites can often be blight on the landscape, therefore with no more then the landscape will not be further damaged. It will also have a positive effect with more suitable housing types being built instead which are more suited to the climatic conditions of Aberdeen. | |
| Policy 44 Housing and Aberdeen Airport | 0 | 0 | 0 | 0 | 0 | 0 | 0 | · | · | + | Policy identifies areas where residential development will not be permitted in relation to the Airport. The policy will have a positive impact on human health as it stops development occurring where there are excess noise levels from the airport which would be detrimental to residential amenity. However the policy would also stop the promotion of fixed assets and prevent the improvement of the supply of housing. | |
| Policy 45 Existing Community Sites and Facilities | 0 | 0 | 0 | 0 | 0 | 0 | + | + | + | + | Policy seeks to protect existing community sites and facilities for their original uses and allows for extension to such sites if appropriate and in accordance with policy. The policy would have positive effects by making sure that the character and vitality of an area was kept, the promotion of key fixed assets such as hospitals and schools and improve the well-being of all age groups in the community. | |
| Policy 46 New Community Facilities | 0 | 0 | 0 | 0 | 0 | 0 | +/- | + | + | + | Supports new community facilities provided they are in convenient locations and are readily accessible to all. Can improve brownfield land, whilst be detrimental to greenfield sites. The policy promotes the creation of fixed assets such as hospitals or schools, and cause positive changes to the well-being of all age groups. | |
| Policy 47 Private Children's Nurseries | 0 | 0 | 0 | 0 | 0 | + | + | + | 0 | 0 | The policy provides advice on where such developments would, and would not, be acceptable. The policy would have a positive effect as proposals must not prejudice/damage other Local Plan policies – therefore including buildings of historic value, benefit the townscape as the area will remain predominantly residential and promote fixed assets within the city. | |
| Policy 48 Sports Facilities | 0 | 0 | 0 | 0 | 0 | + | + | + | 0 | + | The policy provides advice on where sports facilities would, and would not, be acceptable, and what criteria must be met for such a facility to be acceptable. The policy would have a positive effect by making sure new sports facilities are not detrimental to the natural or built environment or to residential amenity. The policy would also benefit the health and wellbeing of people as it allows for sports facilities to be developed with good access to the public. | |
| Policy 49 Regional Centre | · | 0 | 0 | 0 | · | 0 | + | + | 0 | + | The policy seeks to promote the city centre as the first and main option for new retail, commercial, leisure and other city centre based uses. Would result in more pollution problems with more people and traffic in the centre. The townscape would be improved as new, well designed or refurbished buildings come into use, whilst more people and business in the centre would help maintain infrastructure and possibly regenerate derelict or vacant land. The policy would also have a positive effect on wellbeing as people would be happier living and working in a vibrant city centre. | |

| SEA Topics Existing Policies as alternative Option | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Policy 50 City Centre Business Zone | 0 | 0 | 0 | 0 | 0 | + | + | + | 0 | 0 | Policy protects the City Centre Business Zone against developments other than Class 1 with exceptions in some cases. Policy could positively affect receptors by protecting buildings within a conservation area against constant changes of use and therefore potential damage to the building, also by maintaining a sense of place by making sure that the city centre business zone stays as what it currently is. The policy also positively promotes the creation of fixed assets – in this case the business zone. |
| Policy 51 Major Shopping Developments in the City Centre | 0 | 0 | 0 | 0 | 0 | + | +/- | ++ | + | 0 | Policy encourages retail developments to locate in the city centre and seeks to enhance its vitality, viability and environmental quality. Concentrating development in the city centre could negatively impact on air quality and climatic factors through traffic generation. Policy would create jobs, protect and enhance townscape and create new assets and properties. |
| Policy 52 Union Street – Changes of Use | 0 | 0 | 0 | 0 | 0 | + | + | + | 0 | 0 | Policy looks to protect premises that are currently used for retail and sets permissible occasions when a change may be allowed. Policy could positively affect receptors by protecting buildings within a conservation area against constant changes of use and therefore potential damage to the building, also by maintaining a sense of place by making sure that Union Streets character is maintained. The policy also positively promotes the creation of fixed assets – in this case the Union Street frontages and shopping area. |
| Policy 53 Chapel Street Business Development Area | 0 | 0 | 0 | 0 | 0 | 0 | + | + | 0 | 0 | This policy has been introduced to provide a focus for development of business within the Chapel Street area. Policy could positively affect receptors by maintaining a sense of place by making sure that Chapel Street's character is maintained. The policy also positively promotes the creation of fixed assets – in this case the Chapel Street Business Area. |
| Policy 54 Living/Working above or below the business | 0 | 0 | 0 | 0 | 0 | + | + | + | + | 0 | This policy, on condition, favours proposals that will bring back into use parts of properties that are under-used, vacant or sub-standard. This policy has a positive effect as it could potentially bring back into use historically important buildings and help maintain a sense of Aberdeen. It also may promote the creation of fixed assets where affordable housing or the promotion of sustainable materials could be used to restore such a property and therefore improve the overall supply of housing. |
| Policy 55 Residential Developments in the City Centre | 0 | 0 | 0 | 0 | 0 | 0 | + | - | - | + | Policy looks to limit the number of residential developments within the City Centre to developments that will result in an acceptable residential amenity. This policy has a positive effect by not allowing development near bad neighbour/nuisance uses, this would improve the cities overall townscape. But the policy would restrict the development of fixed assets and the improvement of housing supply. |
| Policy 56 The Location of Licensed Premises in the City Centre | 0 | 0 | 0 | 0 | 0 | +/- | +/- | + | 0 | + | Policy looks in regard to where, and where not, licensed premises can locate in the City Centre. This policy has a positive effect by allowing premises to locate in the city centre or in a historic building; this may give a frontage that has been empty for some time a revival and enhancement that was greatly needed. The policy may also help maintain infrastructure through people going to an area and also be positive through regeneration of derelict or vacant land. Lastly the policy improves social inclusion and prevents licensed premises from being located in residential areas – which could damage amenity. |

| SEA Topics | | | | | | | | | | | Comment |
|--|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | |
| Existing Policies as alternative Option | | | | | | | | | | | |
| Policy 57 Street Cafes | 0 | 0 | 0 | 0 | 0 | +/- | +/- | 0 | 0 | + | The policy welcomes the Street Café ideal and cosmopolitan culture that comes with it, whilst setting some conditions to control development. This policy allows people to enjoy the public realm and make the city more vibrant and it can lead to the enhancement of the historic environment and townscape. But if the policy is not properly adhered to then important areas and the townscape may become run-down. |
| Policy 58 Streets and Spaces | 0 | 0 | 0 | 0 | 0 | + | + | + | 0 | + | The policy identifies principles that streets and spaces within the city should follow. This policy has positive effects as it makes sure that streets and spaces are well designed, allowing people to enjoy the public realm and make the city more vibrant, and leading to the enhancement of the historic environment and townscape. |
| Policy 59 Pedestrian Priority in the City Centre | + | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | This policy supports pedestrian priority in the City including the proposal to introduce a pedestrian priority area in Union Street. This policy has a positive effect on air quality and climate change as the policy promotes walking and transport choice over car-dependency. The policy also has a positive effect on human health by promoting other transport choices such as walking and cycling. |
| Policy 60 Linkages | + | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | This policy requires that development that would affect certain routes within the City would be required to retain and improve public access along them. This policy has a positive effect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive effect on human health by promoting other transport choices such as walking and cycling. |
| Policy 61 Servicing Arrangements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | This policy requires that all development must include appropriate servicing arrangements for goods in and out, waste, recycling, etc. This policy has a positive effect on human health by making sure that developments have adequate arrangements in place to deal with waste hazards. |
| Policy 62 New Superstore | + | 0 | 0 | 0 | + | 0 | 0 | + | 0 | + | This policy identifies site OP61 as a site for a potential new food superstore. This policy makes reference to any development on this site requiring a transport assessment. This policy has a positive effect on air quality and climate change as TA's promote transport choice over car-dependency. TA's also have a positive effect on human health by promoting other transport choices such as walking and cycling. This policy has a positive effect on material assets as a new food superstore would be a valuable asset in the City. |
| Policy 63 Convenience Shopping | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | This policy states that a condition may be placed on all permissions for convenience shopping developments restricting the amount of floorspace within the development that may be used for non-convenience goods. This policy is irrelevant in this SEA consideration as it only refers to a condition that may be placed on planning permission. |
| Policy 64 District and Neighbourhood Centres | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | This policy restricts proposals for changes of use from retail to non-retail within district and neighbourhood centres. This policy has a positive effect on material assets as it promotes the retention of shops and businesses in these areas. |
| Policy 65a Sequential Approach | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | This policy sets out the hierarchical approach that applies to retail, commercial leisure and other development that is appropriate to town centres. This policy has a positive effect on material assets as it promotes the town centre as the main retail area within Aberdeen City, helping to keep the city centre viable. |
| Policy 65b Out of Centre Proposals | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | This policy resists retail, commercial leisure and any other development which is appropriate to town centres in out-of-town locations. This policy has a positive effect on material assets as it promotes the town centre as the main retail area within Aberdeen City, helping to keep the city centre viable. |

| SEA Topics | | | | | | | | | | | Comment | |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---------|---|
| | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | | |
| Existing Policies as alternative Option | | | | | | | | | | | | |
| Policy 66 Cash and Carry and Wholesale Warehouses | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | This policy states that proposals for development considered as cash and carry and wholesale will be considered on their own merits and that premises which sell to the public will be considered as normal retail outlets. This policy is irrelevant in this SEA consideration as it only refers to how ACC will categorise these applications. |
| Policy 67 Protection of Services in Lower Deeside | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | | This policy resists any development in Lower Deeside which will change uses from commercial to residential. This policy has a positive effect on material assets as it promotes and safeguards areas of employment. |
| Policy 68 Business and Industrial Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | | This policy identifies areas of business and industrial land and safeguards them against development of other uses. This policy has a positive effect on material assets as it promotes and safeguards areas of employment. |
| Policy 69 Specialist Employment Area | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | | This policy identifies areas of specialist employment and safeguards them against development of other uses. This policy has a positive effect on material assets as it promotes and safeguards an area of employment and research. |
| Policy 70 West End Office Policy Area | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | + | 0 | | This policy identifies the West End Office Area and favours change of use to office purposes and residential use in this area. This policy has a positive effect on material assets as it promotes and safeguards an area of employment. This policy also allows for change of use to residential, creating new homes for people, as long as the continued use as an office area is not prejudiced. |
| Policy 71 Pipelines and Control of Major Accident Hazards | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ++ | | This policy states that ACC will take full account of advice from the Health and Safety Executive when determining all applications for development within consultation distances of hazardous installations. This policy has a positive effect by ensuring that no development takes place that will be likely to negatively impact on human health. |
| Policy 72 Use of Appropriate Transport Modes | + | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | | This policy resists development that would be likely to increase the proportion of trips made in the City by private car. This policy has a positive effect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive effect on human health by promoting other transport choices such as walking and cycling. |
| Policy 73a Vehicular Access to New Developments | + | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | | This policy requires that new developments mitigate against adverse impacts that are created by traffic accessing the new development. This policy has a positive effect on air quality and climate change as the policy promotes mitigation measures such as green transport plans and traffic-reducing. This policy protects human health by requiring that new developments do not compromise road safety. |
| Policy 73b New Driveways and Parking in Front Gardens | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | | This policy requires that all applications for new driveways and parking within gardens conform to ACC's relevant SPG. This policy restricts the amount of new driveways and car parking in front gardens to those that ACC's sees as suitable. This has a positive effect on road maintenance as roads with fewer driveways are more viable. |
| Policy 74 Pedestrian & Public Transport Access to Development | + | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | | This policy requires that developments have pedestrian links to trip sources within 800m and public transport links within 400m. This policy has a positive effect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive effect on human health by promoting other transport choices such as walking and cycling. |

| SEA Topics | | | | | | | | | | | Comment | |
|--|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|--|
| | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | | |
| Existing Policies as alternative Option | | | | | | | | | | | | |
| Policy 75 Transport Provision within Development | + | 0 | 0 | 0 | + | 0 | 0 | + | 0 | + | This policy requires that developments should provide both the appropriate level of car parking and appropriate levels of walk, cycle routes, bike and motorcycle storage, etc depending on whether they are residential, non- residential or mixed use. This policy has a positive effect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive effect on human health by promoting other transport choices such as walking and cycling. The policy also has a positive effect by producing material assets such as paths. | |
| Policy 76 Car Parks | + | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | This policy resists proposals that result in an overall increase in off street car parking spaces. This policy has a positive effect on air quality and climate change as the policy promotes transport choice over car-dependency. The policy also has a positive effect on human health by promoting other transport choices such as walking and cycling. | |
| Policy 77 Green Transport Plans | + | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | This policy requires that all proposals for major development submit a Green Transport Plan when planning permission is requested. This policy has a positive effect on air quality and climate change as Green Transport Plans promote transport choice over car-dependency. Green Transport Plans also have a positive effect on human health by promoting other transport choices such as walking and cycling. | |
| Policy 78 Transport Assessments | + | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | This policy requires that all significant traffic generating developments must submit a Transport Assessment (TA) when planning permission is requested. This policy has a positive effect on air quality and climate change as TA's promote transport choice over car-dependency. TA's also have a positive effect on human health by promoting other transport choices such as walking and cycling. | |
| Policy 79 Land for Transport Proposals | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | This policy identifies land that is safeguarded for future transport proposals. This policy protects these areas of land from any development that is unacceptable, i.e. non-transport related development. This policy has a positive effect as it safeguards land for future uses such as Park & Ride sites, these are material assets for the City. | |
| Policy 80 The Western Peripheral Route | +/- | 0 | 0 | 0 | +/- | 0 | - | ++ | 0 | 0 | This policy states ACC's commitment to work with the Scottish Executive and Aberdeenshire Council to safeguard the final AWPR route. This policy has a positive effect as its outcome, i.e. a road, is a material asset for the City. The AWPR will inevitably have a negative effect on landscape. This policy has both negative and positive effects on the climate and air quality. The route of the AWPR will experience increased air pollution impacting on climate change whereas areas of previous congestion relieved by the AWPR will experience improved air quality, in turn having a positive effect on the climate. | |
| Policy 81 Aberdeen Airport and Aberdeen Harbour | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | + | Identifies Public Safety Zones around Aberdeen Airport. Policy favours development within the operational land of the Airport and Harbour that has associated uses with the airport and harbour. This policy has a positive effect on Aberdeen's material assets as it protects the Airport and the Harbour from unacceptable development. This policy protects health by setting out a public safety zone around the Airport. | |
| Policy 82 Masterplans | + | 0 | 0 | + | + | 0 | + | | + | + | This policy requires Masterplans for certain sites when ACC considers it appropriate. This policy has a positive effect on air quality and climate change as the policy promotes transport choice over car-dependency and sustainable materials and lifetime standards. The policy also has a positive effect on human health by promoting other transport choices such as walking and cycling. The policy also has a positive effect on the population as it will improve the supply of housing, type of housing and potential to cater for an ageing population. | |

| Existing Policies as alternative Option | SEA Topics | | | | | | | | | | Comment |
|---|------------|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | |
| Policy 83 Developer Contributions | + | + | 0 | 0 | + | 0 | + | + | 0 | + | This policy requires developers to enter into Planning Obligations to address fully the consequences of development. This policy has a positive effect on air quality and climate change as the policy promotes transport choice over car dependency. The policy also has a positive effect on human health by promoting other transport choices such as walking and cycling. It also promotes SUDS and helps to provide valuable education and community facilities, building on the fixed assets within the city. |

Appendix 8.k: Assessment Masterplanning Policies

| SEA Topics Existing Policies as an alternative Options | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | Comment |
|--|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|
| Appraising and respecting the local context (Policy 1, 2 and 5) | 0 | + | 0 | + | 0 | ++ | + | + | 0 | 0 | This aim ensures that the appearance of new buildings / development is considered in relation to the local context, and enables local factors to be taken into consideration during the masterplanning stage. |
| Review of relevant policies | + | + | + | + | + | + | + | + | + | + | Means that all supporting and supplementary policies and guidance are used during the masterplanning stage. This has positive benefits on all aspects by helping to consider wide ranging issues. |
| Create a vision | 0 | 0 | 0 | +0 | +0 | + | +0 | + | + | + | Helps promote the 'place making' agenda, and create marketable places for people to buy, live and invest in. |
| Establish and promote a set of design principles (Policy 1) | 0 | 0 | 0 | 0 | 0 | ++ | ++ | + | 0 | 0 | Ensures that the appearance of new buildings / development have a clear set of objectives and help to raise design standards. |
| Establish a phasing / delivery programme | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | + | 0 | Ensures that the proposed development is programmed and deliverable from the masterplanning stages. This ensures that housing provision and the quality of development outlined in the masterplan / development framework is delivered. |
| Promote greenspace / open space network (Policy 28, 29, 36 and 39) | + | + | + | ++ | + | + | ++ | +/- | +/- | + | Ensures the protection and enhancement of biodiversity, its setting and surrounding landscape and provision of open space provision. This could detract from the amount of material assets, but adequate density management during the masterplanning of sites can act as a mitigating measure. |
| Promote ecology / biodiversity (Policy 33 and 34) | + | + | + | + | + | 0 | ++ | 0 | 0 | + | This ensures that areas of local biodiversity importance are conserved, enhanced and where appropriate new places are created. |
| Promote health and wellbeing (Policy 35 and 39) | + | 0 | 0 | 0 | + | 0 | 0 | 0 | ++ | + | Promote healthy lifestyles through the encouragement of walkable neighbourhoods with appropriate open space provision, foot and cycle path networks. |
| Promote community / neighbourhood centres (Policy 64) | 0 | 0 | 0 | 0 | + | 0 | 0 | + | + | + | This creates positive impacts of increased viability of neighbourhood retail / facilities, community safety and general increase in standard of living. |
| Promote community facilities, education and employment (Policy 46) | 0 | 0 | 0 | 0 | + | 0 | +/- | + | + | + | Supports new community facilities provided they are in convenient locations and are readily accessible to all. Promoting the creation of fixed assets such as hospitals or schools, and cause positive changes to the well-being of all age groups. |
| Promote accessibility / core paths (Policy 59 and 74) | + | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | Promotes pedestrian priority and encourages use of alternative transport modes such as walking and cycling. Therefore has a positive impact on human health, as well as air quality and climate change due to reduction in car-dependency. |

| SEA Topics | | | | | | | | | | | | Comment | |
|---|-----|-------|------|--------------|------------------|-------------------|-----------|-----------------|------------|--------------|---|--|--|
| | Air | Water | Soil | Biodiversity | Climatic Factors | Cultural Heritage | Landscape | Material Assets | Population | Human health | | | |
| Existing Policies as an alternative Options | | | | | | | | | | | | | |
| Promote connectivity to surrounding network (Policy 60) | + | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | + | This means that development needs to be considered in respect of the wider infrastructure network, and ensures that development retains and where needed improves public access to such routes. It encourages transport choice and therefore has positive effects on air quality and climate change. | |
| Promote mixed use developments (Policy 41) | 0 | 0 | 0 | 0 | + | + | + | 0 | ++ | + | Allows for certain areas to be developed with a mix of uses which will contribute to the character and townscape of an area – therefore protecting the historic environment and setting. It improves the supply of housing through allowing housing development in areas not traditionally housing, e.g. above shops in the city centre, and looks to protect against development that would adversely affect the amenity of people living and working in a mixed use area. | | |
| Promote affordable housing (Policy 42) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | + | + | Provide increased supply of affordable housing in the city which meets modern housing and building standards. Promote the creation of fixed assets, improves supply of housing, caters for an aging population and can help improve social inclusion. | | |
| Promote sustainable transport options (Policy 72, 74, and 77) | ++ | 0 | 0 | 0 | + | 0 | 0 | 0 | + | ++ | Resists development that would be likely to increase the proportion of trips made in the City by private car. Positive effect on air quality and climate change as the policy promotes transport choice over car-dependency. Also has a positive effect on human health by promoting other transport choices such as walking and cycling. | | |
| Promote sustainable development / construction (Policy 22 and 23) | + | + | + | + | ++ | 0 | +/- | ++ | + | + | This ensures that energy saving technologies, layout and orientation, as well as sustainable construction methods for new buildings / developments are considered at the masterplanning stage, in order to help combat climate change. Future generations will benefit most. | | |
| Promote recycling / reduce waste generation (Policy 20 and 21) | +/- | +/- | +/- | + | + | 0 | + | + | + | + | This ensures that waste disposal and recycling facility requirements are considered during the masterplanning stage, it supports more sustainable lifestyles, less waste to landfill. Potential negative impacts may result from localised pollution concerned with the type of such facilities, particularly in regard to predominantly residential developments. | | |
| Promote developer contributions (Policy 83) | + | + | 0 | 0 | + | 0 | + | + | 0 | + | Requires developers to enter into Planning Obligations to address fully the consequences of development. This policy has a positive effect on air quality and climate change as the policy promotes transport choice over car dependency. The policy also has a positive effect on human health by promoting other transport choices such as walking and cycling. It also promotes SUDS and helps to provide valuable education and community facilities, building on the fixed assets within the city. | | |
| Promote Community Engagement | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | + | ++ | Allows people and communities to be able to participate in the masterplanning stages, comment on proposals and provide local knowledge. | | |
| Promote safety and crime prevention through design (Policy 7) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | + | ++ | Design Out Crime principles used to ensure that new buildings / development are protected from antisocial behaviour. The aim is to create safer communities and more attractive development layouts. | | |
| Promote Street Design (Policy 58) | 0 | 0 | 0 | 0 | 0 | + | + | + | 0 | + | Makes sure that streets and spaces are well designed, allowing people to enjoy the public realm and make the city more vibrant, and leading to the enhancement of the historic environment and townscape. | | |

Key: + positive, - negative, 0 neutral, ? uncertain

Appendix 8.I: Cumulative Effect Assessment of Options/Policies

| | Preferred Option | Alternative 1 | Alternative 2 | Alternative 3 | Policies | Cumulative impacts | Comments |
|-------------------|------------------|---------------|---------------|---------------|----------|--------------------|--|
| Air | - | - | - | -- | +/- | - | If the development of new homes causes more use of the motorcar, then congestion on the roads will be exacerbated and air quality standards will be compromised in some areas. Policies and SPG on Air Quality will seek to mitigate negative effects. During the implementation phases of the LDP, housing construction is likely to have short-term negative impacts on air quality. |
| Biodiversity | -- | -- | -- | --- | +/- | --/+ | Most of the developments may take place on greenfield sites. This will have long-term negative impacts on habitat loss (green space, open space, greenbelt and the countryside around the City), habitat fragmentation and vegetation removal. Developments on brownfield sites are likely to have long-term positive effects on biodiversity particularly if new developments incorporate soft landscaping and tree planting into the design of new homes. The plan is likely to have policies that protect and enhance biodiversity. Overall, however, the plan is likely to have long-term irreversible negative and positive effects on biodiversity. |
| Climatic Factors | -/+ | -/+ | -/+ | ---/+ | +/- | +/- | New developments will have negative effects on the climate as they will increase the demand for energy and to travel. However, new developments will be required to be more efficient than current buildings and there will be an increased requirement for renewable energy. |
| Water | -- | -- | -- | -- | +/- | --/+ | Development will have a negative impact on water quality and will increase water abstraction from the River Dee. Policies in the plan will protect water quality and the River Dee, but the plan is likely to have significant impacts on water. |
| Soil | -/0 | -/0 | -/0 | -/0 | +/- | --/+ | The implementation of the LDP is likely to have negative effects on soil through soil erosion, desegregation, compaction and contamination of greenfield sites. There would be positive impacts where development carries out remediation of contaminated land. |
| Landscape | - | - | - | --- | +/- | --/+ | Development of the scale proposed is likely to have significant impact on the setting of Aberdeen and some areas will be visually prominent. Positive effects are likely through enhancement where the quality of the landscape and view are poor; where urban edges are hard and abrupt; or where the landscape is scrubby and visually exposed. |
| Cultural heritage | 0/- | 0/- | 0/- | 0/-- | +/- | -/+ | Implementation of the LDP may have direct impacts on the historic environment including loss and or damage to historic buildings and remains, and affect the setting. Through the use of design policies and policies to enhance the historic environment there could be positive effects. |
| Population | ++ | ++ | ++ | ++ | ++ | ++ | Development of these sites will support an increase in the population of Aberdeen and provide a range of house types and sizes to meet everyone's needs. |
| Human Health | ++ | ++ | ++ | ++ | ++ | ++ | The LDP is likely to have long-term positive effects on human health. New developments which conform to new building standards can enhance good health for occupiers. New homes are more generally energy efficient, incorporate good landscaping, are located near the countryside or on greenfield land. They therefore provide the opportunity for people to have access to the open spaces and recreational facilities and to appreciate the natural environment. If those with no access to housing gain access to housing, the strategy will engender long-term positive effects in bringing social justice and health if they are in safe environments. |

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|---|----|----|----|----|----|----|--|
| Material Assets | ++ | ++ | ++ | ++ | ++ | ++ | This option will provide large amounts of employment land to support expanding businesses and attract new businesses into Aberdeen. This option will also provide a range of house types and sizes including affordable housing. There will be a wider range of housing and employment sites resulting from this option. |
| Key: + positive, - negative, 0 = neutral =? = uncertain | | | | | | | |

Appendix 8.m: Links to other PPS & Env. Protection Objectives

| Name of PPS / Environmental protection objective | Requirements of the PPS | How it affects, or is affected by The Proposed Aberdeen Local Development Plan in terms of SEA issues* at Schedule 3 of the Environmental Assessment (Scotland) Act 2005 |
|---|--|---|
| INTERNATIONAL | | |
| 1. European Framework on Sustainable Development 2001 | | |
| 2. EC Birds and Habitats Directive | Protects all wild birds, their nests, eggs and habitats within the EC Gives basis to classify Special Protection Areas to protect rare and vulnerable birds Gives basis to classify Special Areas of Conservation and European Protected Species. | Biodiversity, Fauna and flora Strategies should ensure the protection of all wild, rare and vulnerable birds, their nests, eggs and habitats. |
| 3. EC Birds Directive 79/409/EEC | Provide for the protection, management and control of all species of naturally occurring wild birds; Seeks to preserve habitats for naturally occurring, rare and migratory species | Biodiversity, Fauna and flora The Local Development Plan should not hinder protection, management and control of species of naturally occurring wild birds |
| 4. Water Framework Directive 2000/60/EC | Safeguard the sustainable use of surface water; transitional waters, coastal waters and groundwater Supports the status of aquatic ecosystems and environments; Addresses groundwater pollution; flooding and droughts; river basin management planning. | Water The Local Development Plan should consider sustainable use of water and mitigate the effects of floods and droughts |
| 5. The Nitrates Directive 91/43/EEC | This Directive has the objective of: <ul style="list-style-type: none"> • reducing water pollution caused or induced by nitrates from agricultural sources; and • preventing further such pollution. | The spatial strategy should not increase water pollution caused or induced by nitrates from point source pollution sources. |
| 6. The Landfill Directive 99/31/EC | The Landfill Directive has derived a waste hierarchy, which starts at waste minimisation and increasing the levels of recycling and recovery, and facilitates a move towards sustainable waste management. It also sets out demanding targets to reduce the amount of biodegradable municipal landfilled up to 2020, | The Plan should reflect the needs of the Landfill Directive, including the infrastructure required to meet the municipal biodegradable waste targets to 2020. |
| 7. Proposed Soil Framework | Proposed in the Thematic Strategy for Soil Protection (COM(2006)231), | The plan should not increase the likelihood of soil |

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| Directive | the Directive will establish a European framework for the protection of the soil with the aim of maintaining the capacity of the soil to fulfil ecological, economic, social and cultural functions. Member States will be obligated to take measures to reduce seven large-scale threats to European soils: pollution, erosion, loss of organic matter, compaction, salinization, sealing and earthquakes. | pollution or erosion from new developments. |
| 8. The National Emission Ceilings Directive 2001/81/EC (NECD) | Sets ceilings for each Member State for emissions of ammonia, oxides of nitrogen, sulphur dioxide and volatile organic compounds (VOCs), which are primarily responsible for acidification, eutrophication and ground-level ozone. The ceilings must be met by 2010, and requires each State to draw up national programmes to demonstrate how they are going to meet the national emissions ceilings. | Although the Plan is not the tool to implement this Directive, it should reflect the purpose of the Directive and propose sites for development and strategic objectives that will improve air quality in the region, such as Aberdeen's city centre. |
| 9. The Waste Framework Directive 2006/12/EC | Is implemented by the Waste Management Licensing Regulations 1994, the Environmental Protection Act 1990 and the Pollution Prevention and Control (Scotland) Regulations 2000. <ul style="list-style-type: none"> • Requires the planning system to provide policies and sites for waste disposal. • Recovery or disposal of waste without endangering human health and without processes or methods which could harm the environment. • Liaison with local authorities and between planning authorities and SEPA. • Provide the right infrastructure for the new thematic strategy on the prevention and recycling of waste. | The Plan should identify suitable locations for large-scale waste management facilities to meet the Directive (and Landfill Directive and Area Waste Plan) whilst safeguarding the natural and built environment including designated areas, green belts, open countryside and the coast. |
| 10. Council Directive 2005/0183/EC Ambient air quality and cleaner air for Europe | Defines and establishes objectives for ambient air quality designed to avoid, prevent or reduce harmful effects on human health and the environment as a whole | Although the Plan is not the tool to implement this Directive, it should reflect the purpose of the Directive and propose sites for development and strategic objectives that will improve air quality in the region, such as Aberdeen's city centre. |
| 11. Council Directive 2002/96/EC on waste electrical and electronic equipment | Tackles the increasing waste stream of electrical and electronic equipment and complements European Union measures on landfill and incineration of waste. It promotes the recycling of electrical and electronic equipment. | Although the Plan is not the tool to implement this Directive it should reflect the needs of the Directive by ensuring there is adequate infrastructure to recycle and dispose of electronic equipment. |
| 12. European Landscape Convention (2000) | <ul style="list-style-type: none"> • Encourages sustainable management, protection, and enhancement of all landscapes and not solely just areas of exceptional quality. It further promotes the cultural significance and social value of all landscapes and not just sites of 'heritage' value. • Highlights the need to integrate landscape into regional and town planning policies that may have direct or indirect impact on the landscape. • The convention also draws attention to schemes such as the Pan-European Ecological Network (PEEN), which aims to secure the links | Consider how the Plan can maintain and restore natural habitats to ensure biodiversity and landscapes. |

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| | <p>between the flora and fauna habitats of Europe, thereby compensating for the fragmentation of landscapes.</p> <ul style="list-style-type: none"> • Is promoted via Scottish Landscape Forum's Scotland's living landscapes – places for people. | |
| 13. European Biodiversity Framework | Promotes the conservation and sustainable use of biological diversity Emphasises education, training and awareness, research, identification, monitoring and exchange of information | Biodiversity, Fauna and flora The Local Development Plan should support the conservation and sustainable use of biological diversity |
| 14. European Framework on sustainable development 2001 | Promote quality of life, coherent and costs effective policy-making; technological innovation; stronger involvement of civil society; and business in policy formulation Strategies for sustainable economic growth should support social progress and respect the local environment | All Issues The Local Development Plan should support social progress and respect the local environment |
| 15. The Sixth Environmental Action Programme of the European Community 1600/2002/EEC | Promotes Clean Air for Europe (CAFÉ); Supports sustainable use of pesticides, conservation of the maritime environment Favours soil protection, waste prevention and recycling as well as sustainable use of natural resources, and the urban environment | Air & Climatic factors The Local Development Plan should ensure sustainable use of natural resources, and the urban environment |
| 16. Planning to halt the loss of biodiversity – Biodiversity conservation standards for planning in the UK – Code of Practice (2006) | | Biodiversity |
| 17. Sustainable Development and the Natural Heritage: The SNH Approach | | Biodiversity |
| 18. Bathing Waters Directive (EC Directive 76/160/EEC). | Its main objective is to protect public health and the environment from faecal pollution at bathing waters | Water |
| 19. 1992 OSPAR Convention for the Protection of the Marine Environment of the North East Atlantic | The Convention has adopted several long-term strategies relating to hazardous substances, radioactive substances, eutrophication and protection of ecosystems and biodiversity (www.ospar.org); | Water |
| 20. The EU Thematic Strategy on Air Pollution (2005) | Sets out interim objectives for improving air quality (http://ec.europa.eu/environment/air/cafe/index.htm) | Air |
| 21. UN Framework Convention on Climate Change 1992 | An international environmental treaty produced at the United Nations Conference on Environment and Development (UNCED) (informally known as the Earth Summit) held in Rio de Janeiro in 1992. The treaty is | Climate |

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| | aimed at reducing emissions of greenhouse gases in order to combat global warming. | |
| 22. Taking Sustainable Use of Resources Forward: A Thematic Strategy on the prevention and recycling of waste (EU, 2005) | One of several sector-focused strategies produced under the Environmental Action Programme (http://ec.europa.eu/environment/waste/pdf/sec_2005_1682_en.pdf); | Climate |
| NATIONAL | | |
| 1. National Planning Framework for Scotland (2004) | <ul style="list-style-type: none"> • Promotes the development of City Regions. • Facilitates the regeneration of socially disadvantaged areas. • Facilitates the implementation of sustainable transport and other key infrastructure. • Development of skills and the knowledge economy (accessibility). • Encourages environmental stewardship. | The Plan should take account of the spatial and environmental issues set out in the NPF, such as: <ul style="list-style-type: none"> • promoting the concepts of sustainable development, community regeneration, transportation infrastructure, and other environmental issues; & • ensuring land required to meet the city region's needs (e.g. infrastructure and affordable housing) is delivered. |
| 2. Climate Change (Scotland) Act 2009 | Reducing greenhouse gas emissions and transitioning to a low carbon economy to help create a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth. | Climate, Material Assets, Population. Specifically the plan should include policies to reduce the greenhouse gas emissions of new development through the implementation of low and zero carbon generating technologies. |
| 3. DTI (2007) Energy white paper: meeting the energy challenge | <ul style="list-style-type: none"> • To reduce the UK's carbon dioxide emissions – the main contributor to global warming – by some 60% by 2050, with real progress by 2020. • Maintain the reliability of energy supplies. • Promote competitive markets in the UK and beyond. • Ensure that every home is adequately and affordably heated. | The Plan should contribute to meeting the requirements of the White Paper. |
| 4. Choosing Our Future: Scotland's Sustainable Development Strategy | It highlights the need to build a sustainable future taking account of public well-being (e.g. quality of life, food, economic opportunities), travel, natural resources and waste. | Consider objectives (and policies) that will lead to sustainable communities. |
| 5. Meeting the Needs, Priorities, Actions and Targets for Sustainable Development in Scotland (2002) | Requires all new developments to be sustainable, and it sets out the priorities for Scotland, which focus on resource use, energy use (e.g. fossil fuels, energy efficiency and renewable energy), and transportation (e.g. encouraging better land use planning, alternative service delivery and sustainable transport systems). | Promote objectives (and policies) that promote efficient resource use, energy efficiency and reduce the need to travel by private car. |
| 6. Changing Our Ways: Scottish Climate Change Programme | It reaffirms local government responsibilities set out in Energy White Paper and implements the Kyoto Protocol, which seeks to reduce greenhouse gas emissions. | Include policies that: <ul style="list-style-type: none"> • promote sustainable alternatives to car and reduce congestion traffic pollution; and • encourage sustainable development /landuse. |
| 7. Air Quality Strategy for | Seeks to "render polluting emissions harmless". | Air & Climatic factors |

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| England, Scotland, Wales and Northern Ireland (2000) | Sets objectives for protecting human health to be included in regulations for the purposes of Local Air Quality Management relating to concentrations of, amongst others, carbon monoxide, lead, nitrogen dioxide, ozone and particulates. | The Local Development Plan should improve local air quality |
| 8. Scotland's Transport Future: The Transport White Paper (2004) | Supports building, enhancing, managing and maintaining of transport services infrastructure and networks Promote social inclusion; protect our environment and improve health Improve safety of journeys Improve integration by making journey planning and ticketing easier and working to ensure smooth connection between different forms of transport. | All Issues The Local Development Plan should promote economic growth, social inclusion, environmental improvement, health and safety |
| 9. Wildlife and Countryside Act 1981 (as amended) | Gives protection to listed species from disturbance, injury intentional destruction or sale. | Biodiversity The Local Development Plan should protect wildlife from disturbance, injury and intentional destruction |
| 10. The Nature Conservation (Scotland) Act 2004 | Sets out a series of measures, which are designed to conserve biodiversity and to protect and enhance the biological and geological natural heritage of Scotland. Places a general duty on all public bodies to further the conservation of biodiversity. | Biodiversity, flora & fauna The Local Development Plan should promote and protect biodiversity |
| 11. UK Biodiversity Action Plan (1994) | Seeks to conserve and enhance biological diversity within the UK and to contribute to the conservation of global biodiversity through all appropriate mechanisms. | Biodiversity, flora & fauna The Local Development Plan should promote biodiversity |
| 12. Water Environment (Controlled Activities) (Scotland) Regulations 2005 | <ul style="list-style-type: none"> • Implements the obligations of section 20 of the Water Environment and Water Services (Scotland) Act 2003 (WEWS Act), and the requirements of the Water Framework Directive (2000/60/EC). • Sets out the framework for protecting the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment. | The plan should not promote development that would have adverse impacts on the water environment, and lead to the authorities failing to ensure water bodies achieve good ecological status, as required in the Water Framework Directive by 2015. |
| 13. SEPA (2006) Indicative Flood Map | Provides an estimate at the national scale of areas at risk from river and coastal flooding (areas with a 0.5% (1 in 200) or greater probability of being flooded in any given year) and is to be used as a strategic flood management tool. | The Plan should consider areas at high risk of flooding from rivers and/or the sea and the possible constraints it may have on the spatial strategy when identifying settlements for development. |
| 14. SEPA (2003) Groundwater Protection Policy for Scotland: Environmental Policy | To protect groundwater quality by minimising the risks posed by point and diffuse sources of pollution, and to maintain the groundwater resource by influencing the design of abstractions and developments, which could affect groundwater quantity. | The spatial strategy should not adversely affect ground water supplies, principally from water abstraction and point source pollution. |

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| <p>15. The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)</p> | <p>These Regulations implement the Habitats and Wild Birds Directives. The Regulations provide for the:</p> <ul style="list-style-type: none"> • designation and protection of 'European sites' (e.g. SACs); • protection of 'European protected species' from deliberate harm; and • adaptation of planning and other controls for the protection of European sites. <p>The Habitats Regulations only apply as far as the limit of territorial waters (12 nautical miles from baseline).</p> | <p>The plan should not adversely affect habitats and species protected under the Wild Birds and Habitats Directives.</p> |
| <p>16. The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007</p> | <p>The amended Regulations:</p> <ul style="list-style-type: none"> • simplifies the species protection regime to better reflect the Habitats Directive; • provides a clear legal basis for surveillance and monitoring of European protected species (EPS); • toughens the regime on trading EPS that are not native to the UK • ensures that the requirement to carry out appropriate assessments on water abstraction consents and land use plans is explicit | <p>An appropriate assessment will be required where the plan is likely to have a significant effect on a European site.</p> |
| <p>17. Scottish Executive (2001) A Policy Statement for Scotland Designing Places</p> | <p>Development plans should:</p> <ul style="list-style-type: none"> • set out the council's distinctive vision for how its area will develop. It should summarise its appraisals of the most important features of the area's character and identity. • have effective design policies, and urban design frameworks, development briefs and master plans to provide planning and design guidance; and • explain how the plan's priorities are distinctly different from those of other places, and not just say that the council is committed to good design, or that development should respect its context. | <p>The plan should set out concisely the local authorities priorities in relation to design, leaving the detail to be provided in guidance documents.</p> |
| <p>18. Scottish Executive (2006) People and Place: Regeneration Policy Statement</p> | <ul style="list-style-type: none"> • The purpose of the policy statement is to complement existing strategies and help ensure that the need to regenerate and renew communities across the country is tackled proactively in an integrated way. • It sets a forward-looking strategic framework and priorities for regeneration in Scotland. • It proposes a series of meetings and events to discuss the Scottish Executive's approach to regeneration. | <p>The plan needs to ensure it takes account of changing regeneration opportunities.</p> |
| <p>19. Scotland's Biodiversity: It's in Your Hands. A strategy for the conservation and enhancement of biodiversity in Scotland</p> | <p>Is a 25 year strategy, which sets out a vision for the future health of Scotland's biodiversity to 2030. It highlights the need to:</p> <ul style="list-style-type: none"> • look at the bigger picture: reconnecting and extending habitats and reducing barriers; • think in terms of landscapes and ecosystems (not just in terms of species and habitats), which it says can be better delivered through | <p>The Plan's strategy needs to:</p> <ul style="list-style-type: none"> • ensure the protection and conservation of biodiversity; • to assist in reversing the decline of important species and habitats; and • to maximise habitat linkage in both urban and rural |

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| | <p>strategic planning; and</p> <ul style="list-style-type: none"> • encourage more engagement with people in biodiversity conservation. | <p>areas and minimise further fragmentation.</p> |
| 20. Scottish Executive Marine & Coastal Strategy (2005) | <ul style="list-style-type: none"> • To enhance and conserve the overall quality of the coasts and seas, their natural processes and their biodiversity. • To integrate environment and biodiversity considerations into the management of marine activities. • To promote wider public awareness, on the value of the marine and coastal environments and the pressures on them. • To identify means of working with natural processes to protect against coastal flooding and to maintain inter-tidal and coastal habitats of importance for biodiversity. | <p>Promote objectives that promote clean, safe, healthy and productive coastal and water environments.</p> |
| 21. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 | <p>Prescribes the approach to be taken in planning for listed buildings, conservation areas and designed landscapes and gardens.</p> | <p>The Plan should ensure that listed buildings, conservation areas and designed landscapes and gardens are not adversely affected by new development.</p> |
| 22. Ancient Monuments and Archaeological Areas Act 1979 | <p>Prescribes the approach to be taken in planning for scheduled ancient monuments and archaeological areas.</p> | <p>The Plan should ensure that scheduled ancient monuments and archaeological areas are not adversely affected by new development.</p> |
| 23. Land Reform (Scotland) Act 2003 | <p>Legislation provides for reasonable rights of access to countryside.</p> | <p>The Plan should protect and keep open and free from obstruction or encroachment any route, waterway or other means by which access rights may reasonably be exercised.</p> |
| 24. National Waste Strategy | <p>To provide a framework within which Scotland can reduce the amount of waste, which it produces, and to facilitate a move to sustainable waste management.</p> <p>The National Waste Plan is the key to implementing the National Waste Strategy. This plan brings together Area Waste Plans for the different Waste Strategy Areas across Scotland.</p> | <p>The Plan should contribute to implementing the strategy, and include policies that promote waste minimisation and reduce the amount of municipal waste going to landfill.</p> |
| 25. Scottish Executive (2007) <i>Reaching Higher – Building on the Success of Sport 21</i> | <p>Is the national strategy for sport in Scotland and sets out the long-term aims and objectives for sport until 2020 and plans for its delivery and evaluation.</p> <p>It has been produced following a scheduled review of <i>Sport 21: 2003-2007</i>. The strategy maintains a vision of Scotland as:</p> <ul style="list-style-type: none"> • a country achieving and sustaining world class performances in sport; • a country where sport is more widely available to all; and • a country where sporting talent is recognised and nurtured. | <p>The Plan should contribute to implementing the strategy.</p> |
| 26. Scottish Planning Policy: | <p>Promotes sustainable economic Development in planning</p> <p>Encourages and supports regeneration and social justice through the planning system</p> <p>Maintaining and enhancing the quality of natural heritage and built</p> | <p>All Issues</p> <p>The Local Development Plan should pursue sustainable economic development, regeneration and social justice</p> |

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| | environment | |
| 27. Scottish Landscape Forum' (2007) Scotland's living landscapes | The Scottish Landscape Forum has published a report entitled <i>Scotland's Living Landscapes – places for people</i> . It considers how to promote good management of all landscapes, to secure benefits for all. It provides seven key recommendations to the Scottish Government and other public bodies as first steps to delivering better care for Scottish landscapes. This includes preparing a European Landscape Convention action plan. | Consider how the Plan can maintain and restore natural habitats to ensure biodiversity and landscapes. |
| 28. Scottish Historic Environment Policies (SHEP) The Historic Environment | <ul style="list-style-type: none"> • Is the overarching policy statement for the historic environment. • It provides a framework for more detailed strategic policies and operational policies that inform the day to day work of a range of organisations that have a role and interest in managing the historic environment. • They are intended to sit alongside and complement the Scottish Planning Policy series and other relevant Ministerial policy documents. | The Plan should take account of the vision statements in the SHEP by managing the historic environment in a sustainable way. |
| 29. Passed to the Future (Historic Scotland Policy) | <p>Sets out for the Scottish Executive's policy for sustainable management of Scotland's historic environment through four broad principles:</p> <ul style="list-style-type: none"> • recognising the value of historic features, which can make a positive contribution to modern society and quality of life. • Good stewardship of the historic environment, having regard to its capacity for change. • Assessing impact to the historic environment, otherwise follow the precautionary principle. • Working together to ensure that the management of the historic environment is considered at the same time as other needs. | Ensure that the management of the historic environment is considered at the strategic level. |
| 30. Disability Discrimination Acts 1995 & 2005 | <p>Ensures that discrimination law covers all the activities of the public sector; and requires public bodies to promote equality of opportunity for disabled people.</p> <p>Aims to end the discrimination that many disabled people face and gives disabled people rights in the areas of employment, education, access to goods, facilities and services and buying or renting land or property.</p> | <p>Population and Human health</p> <p>The Local Development Plan should build the needs of disabled persons into its strategic actions</p> |
| 31. Physical Activity Strategy | <p>Aims to increase and maintain the proportion of physically active people in Scotland.</p> <p>Sets targets to achieve 50 percent of adults aged over 16 and 80 percent of all children aged 16 and under who meet the minimum recommended levels of physical activity by 2022 through building healthy public policy, creating supportive environments, strengthening community action, developing personal skills and directing health services at the people who need them most.</p> | <p>Population and Human health</p> <p>The Local Development Plan should promote physical activities</p> |
| 32. PAN 60: Planning for Natural Heritage | Provides advice on how development and the planning system can contribute to the conservation, enhancement, enjoyment and | Cultural heritage, Landscape |

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| | <p>understanding of Scotland's natural environment. Encourages developers and planning authorities to be positive and creative in addressing natural heritage issues</p> | <p>The Local Development Plan should contribute to the conservation, enhancement, enjoyment and understanding of the natural environment.</p> |
| 33. PAN 61 Planning & sustainable urban drainage | <p>Describes how the planning system has a central co-ordinating role in getting SUDS accepted as a normal part of the development process. In implementing SUDS on the ground, planners are central in the development control process, from pre-application discussions through to decisions, in bringing together the parties and guiding them to solutions which can make a significant contribution to sustainable development</p> | <p>Water & Soil The Local Development Plan should consider the role of sustainable urban drainage</p> |
| 34. PAN 63 Waste Management Planning | <p>Ensures that development plans reflect the land use requirements for the delivery of an integrated network of waste management facilities Enables planning authorities to implement the emerging and future Area Waste Plans Provides a basis for more informed consideration of development proposals for waste management facilities Provides developers seeking planning permission for waste management facilities with advice on the issues taken into consideration when determining applications.</p> | <p>Soil, water, air The Local Development Plan should promote integrated waste management</p> |
| 35. PAN 65: Planning and Open Space | <p>Raise the profile of open space as a planning issue Provides advice on the role of the planning system in protecting and enhancing existing open spaces and providing high quality new spaces Sets out how local authorities can prepare open space strategies and gives examples of good practice in providing, managing and maintaining open spaces</p> | <p>Landscape, human health The Local Development Plan should promote conservation and environment protection</p> |
| 36. PAN 75 Transport and Planning | <p>Provides good practice guidance which planning authorities, developers and others should carry out in their policy development, proposal assessment and project delivery. Creates greater awareness of how linkages between planning and transport can be managed. Highlights the roles of different bodies and professions in the process and points to other sources of information.</p> | <p>Air, Climatic factors, material asset, biodiversity The Local Development Plan should promote the use of existing transportation networks and develop new cycling and walking alternatives.</p> |
| 37. PAN 76 New Residential Streets. | <p>Aims at creating attractive, safe residential environments, which reflect the needs of people, rather than cars. Requires that street design should reflect local character, be appropriate to the built form and linked to surrounding areas by direct pedestrian, cycle and car routes; that the character of the street should be determined by space requirements of people and vehicles, street furniture should fit with its surroundings and streets should use high quality materials, be well maintained and may employ signage to reinforce its sense of place; and</p> | <p>Cultural heritage, Population & human health The Local Development Plan should safeguard safe and high standard design of streets</p> |

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| | that streets should provide easy movement within and beyond the site, street design itself should be used to limit traffic speed and home zones, prioritising pedestrian and cycle needs over car users, should be considered for residential streets. | |
| 38. PAN 77 Designing safer places | Highlights the positive role that planning can play in helping to create attractive, well-managed environments which help to discourage antisocial and criminal behaviour. Aims to ensure that new development can be located and designed in a way that deters such behaviour as poorly designed surroundings can create feelings of hostility, anonymity and alienation and can have significant social, economic and environmental costs. | Cultural heritage, Population & human health The Local Development Plan should safeguard safety |
| 39. PAN 78 Inclusive Design | Seeks to deliver high standards of design in development and redevelopment projects; and widens the user group that an environment is designed for. Makes is a legal requirement to consider the needs of disabled people under the terms of Disability Discrimination legislation. | Cultural heritage The Local Development Plan should promote high standard of design |
| 40. River Basin Management Plans | Sets out the proposed arrangements for River Basin Management Planning in the each of Scotland's two River Basin Districts (www.sepa.org.uk/about_us/consultations.aspx); | The Local Development Plan should look to protect the river catchments |
| 41. Scotland's Bathing Waters: A Strategy for Improvement - Scottish Executive Environment Group (2002) | (www.scotland.gov.uk/Resource/Doc/46905/0031395.pdf) | Plans should ensure that the quality of bathing waters should be maintained |
| 42. Scottish Waters Strategic Asset Capacity and Development Plan | Sets out the services and investment that it intends to undertake in order to meet its environmental obligations (www.scottishwater.co.uk). Note that this may also be relevant to the material asset receptor | The Local Development Plan should take into account existing infrastructure and provide for new infrastructure if required. |
| 43. SEPA's Policy 55 on "Provision of Waste Water Drainage in Settlements" | Outlines SEPA's policy in relation to the provision of strategic foul drainage infrastructure | Water |
| 44. Thematic Strategy on the Protection and Conservation of the Marine Environment (2002) | Its purpose being to protect and conserve the marine environment (www.scotland.gov.uk/Topics/Environment/Water/16440/7090) | Water |
| 45. The Pollution Prevention and Control (Scotland) Regulations 2000 | Sets out a pollution control regime for the purpose of implementing the Integrated Pollution Prevention and Control Directive (Council Directive 96/61/EC) and for regulating other environmentally polluting activities not covered by the Directive | Water, Soil, Air |

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| | www.legislation.gov.uk/legislation/scotland/ssi2000/20000323.htm | |
| 46. Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland, (2005) | Sets out the delivery plan for achieving significant investment in transport, education, health, water, waste management, sports, business, flood prevention and regeneration programmes in Scotland www.scotland.gov.uk/Publications/2005/02/20756/53560 | Material Assets |
| 4. Zero Waste Scotland, new policy and targets on waste management | www.scotland.gov.uk/Topics/Environment/waste-and-pollution/Waste-1 | The Local Development Plan should encourage reduction, re-use and recycling over disposal. |
| 48. SEPA Guidelines for Thermal Treatment of Municipal Waste | www.sepa.org.uk/waste/waste_regulation/energy_from_waste.aspx | Air |
| Regional | | |
| 1. North East of Scotland Local Biodiversity Action Plan | Ensures the protection and enhancement of the biodiversity in the north east through the development of effective, local, working partnerships; Ensure that national targets for species and habitats, as specified in the UK Action Plan, are translated into effective local action. | Biodiversity, fauna & flora The Local Development Plan should promote and protect biodiversity. |
| 2. Forest and Woodland Strategy for Aberdeenshire and Aberdeen Implements the <i>Forests for Scotland – The Scottish Forestry Strategy</i> , (Scottish Executive, 2000) | The Strategy provides a framework for woodland development and management, and aims to: <ul style="list-style-type: none"> • ensure the sustainable management of the woodlands and forests; • contribute to the local economy; • provide opportunities for recreation and tourism; and • protect and enhance biodiversity and the environment. This means encouraging multi-benefit forestry in new planting and through re-structuring, balancing forestry against other land uses, protecting sensitive areas and identifying priority areas for expansion of a variety of forest and woodland types. | Although the Plan does not need to conform to the Strategy, as it is a management tool, the Plan can ensure that new development does not conflict with forest and woodland priorities (e.g. sustaining ancient woodlands, enhancing popular recreation areas, and linking wildlife corridors). |
| 3. River Dee Catchment Management Plan | <ul style="list-style-type: none"> • Records the current state of the Dee catchment, including water quality, the type and extent of habitats and species in the catchment, and important land management activities. • Identifies key issues and puts forward potential solutions through a series of actions. | The Plan should contribute to delivering the actions proposed in the Catchment Management Plan |
| 4. Regional Transport Strategy (RTS), | Sets the long-term framework to improve the transport network in the North East, including: <ul style="list-style-type: none"> • integrating land use and transportation; • creating a long-term sustainable framework; • providing communities with a choice of means of travel and improving people's access to jobs; | The Plan should contribute to meeting the MTS, which ends in 2011 and the future Regional Transport Strategy, which will extend to 2021. |

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| | <ul style="list-style-type: none"> improving air quality both locally and globally; improving external links to the area by rail, road, sea and air; and integrating different modes of transport to provide seamless interchange. | |
| 5. North East Area Waste Plan | <p>Sets out the existing waste-management infrastructure, develop the principles and plan for progress in waste-management in the medium and long term to meet current and future legislative requirements and objectives of the National Waste Plan.</p> <p>Seeks to make the maximum possible contribution to reduce environmental impact at an acceptable cost and the maximisation of opportunities for businesses arising from sustainable waste-management</p> | <p>Soil, air, water</p> <p>The Local Development Plan should promote waste minimisation and environmental protection</p> |
| 6. Economic Growth Framework for North East Scotland | <p>Sets the context for economic prosperity which will in turn drive sports development</p> <p>Promote sustainable economic growth; sustainable competitiveness and inclusive communities</p> | <p>Material asset</p> <p>The Local Development Plan should support sustainable economic growth</p> |
| 7. North East Scotland Together Aberdeen & Aberdeenshire Structure Plan 2001-2016 | <p>Creates a long-term sustainable framework of settlements in a hierarchy, which focuses major development on the main settlements in the North East.</p> <p>Sets the strategic context for Aberdeen City Local Plan which in turn set the framework for land use development</p> | <p>All Issues</p> <p>The Local Development Plan should promote sustainable development</p> |
| 8. North east Global Footprint Reduction Report | | |
| 9. Aberdeen City and Shire Structure Plan 2009 | <p>Guides the development of the Aberdeen City and Aberdeenshire region for the next 25 years. Sets the strategic context for Aberdeen Local development Plan which in turn set the framework for land use development</p> | <p>All Issues</p> |
| 10. Aberdeenshire Proposed Local Development Plan 2010 | Aberdeenshire's Proposed Local Development Plan | Cross boundary impacts in terms of impacts on Air Quality, Climate, Water, Landscape. |
| Local Level | | |
| 1. Aberdeen Futures – Aberdeen Community Plan | <p>Stresses access to services of a high quality that meet their needs; seeks to make Aberdeen an attractive, clean, healthy and safe place to live; Promotes Aberdeen as a forward looking city that recognises its heritage and its internationally recognised institutions and services; and seeks to give Aberdeen a strong, positive image of itself both nationally and internationally.</p> | <p>All Issues</p> <p>The Local Development Plan should support accessibility, health, safety, and the environment</p> |
| 2. Aberdeen Local Plan 2008 | <p>Sets the context, direction and targets for land use in the City</p> <p>Seeks to set the context within which green spaces will be optimised in the City</p> | <p>All Issues</p> <p>The Local Development Plan should support the conservation of green spaces</p> |
| 3. Joint Health Improvement | Seeks to encourage, support and enable individuals and communities to | Population & human health |

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| Plan | take shared responsibility for their own health and to work together to bring about improvements by enabling people to become involved in community issues; Supports action to suppress poverty, lack of physical activity and leisure facilities, poor sports and other factors that contribute to physical inequality; | Develop sports strategies that support health and well-being |
| 4. Aberdeen Local Housing Strategy | The LHS's have been produced to tackle the problems across Aberdeen and Aberdeenshire for the period 2004-2009. Both documents seek to work in partnership to ensure every household in the North East: <ul style="list-style-type: none"> • has access to housing (e.g. affordability) • of good quality and design (e.g. housing condition and energy efficiency (to reduce fuel poverty)) • which meets a required particular need (e.g. special need/elderly) • in a sustainable and inclusive community (e.g. reducing deprivation). | The Plan should contribute to delivering both Aberdeen's and Aberdeenshire's LHS in terms of provision of land, need, tenure, affordability, location, and reducing deprivation. |
| 5. Aberdeen Contaminated Land Strategy | The Contaminated Land Strategy sets out how local authorities deal with potentially contaminated land. | Unknown at present. |
| 6. Aberdeen City Local Transport Strategy | Makes the Local Development Plan to take full account of the environment, social and economic implications of transport; Promotes the maximisation of accessibility for all to services and jobs; efficient resource use, as well as safety in delivering transportation | Material Asset, Air, Climatic factors The Local Development Plan should support sustainability, environment protection, accessibility and safety and reduce social exclusion. |
| 7. Aberdeen City Air Quality Action Plan | To reduce nitrogen dioxide within the Air Quality Management Area (AQMA) in Aberdeen City Centre, and to a lesser extent reduce particulates (PM ₁₀) through short, medium and long term infrastructure and other projects. | The Plan should contribute to delivering the actions proposed in the Action Plan in order to improve air quality with the AQMA and ensure land required to implement the Action Plan is provided timeously. |
| 8. Aberdeen City Nature Conservation Strategy. | Aims to control and maintain remaining natural habitats and associated wildlife through the identification of designated sites and additional non-statutory sites. This will benefit both biodiversity and the citizens that live, work and visit the City of Aberdeen. | Biodiversity, flora and fauna The Local Development Plan should promote biodiversity |
| 9. Aberdeen City Core Paths Plan | Core Paths Plans are required under the Land Reform (Scotland) Act 2003 for each council area <i>sufficient for the purpose of giving the public reasonable access throughout their area</i> . They set out the core paths network. The Plans are developed in consultation with local communities, user groups, land managers and other stakeholders. Drafts are expected in 2008. Their aims include: <ul style="list-style-type: none"> • connecting residential areas, green-spaces, amenities, other attractions and the wider countryside; • forming a basic, safe framework for outdoor recreation and sustainable and active travel; • assisting people to lead healthier lifestyles; • promoting environmental protection and foster the development of a more sustainable city; and | The plan should support the aims of the Core Paths Plans. |

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| | <ul style="list-style-type: none"> • being well integrated in policy and usage terms, encouraging access opportunities for all. | |
| 10. Aberdeen City Parks and Greenspace Strategy (draft). | Seeks to promote efficient use, development and maintenance of parks and green spaces within the context of community, environment and economy. | Biodiversity The Local Development Plan should be consistent with Greenspace provisions |
| 11. Aberdeen City Outdoor Access Strategy | Promotes a well-used network of safe, clear and enjoyable routes linking people and places. It recognises that there are many potential benefits for promoting and encouraging access to the outdoors including health; transport; tourism; environment and community; and recreation. | Population & human health The Local Development Plan should promote outdoor access, recreation and physical activity |
| 12. Aberdeen City State of the Environment Reports. | Sets the baseline against which the evolution of the City's environment can be gauged. | All Issues |
| 13. Landscape Character Assessment of Aberdeen. | Seeks to maintain a balance between landform, geology, ecology, and vegetation despite human influences. Encourages development in existing settlements; avoiding coalescence between settlements and discouraging isolated development in the open countryside unless it is clearly identified in development plan | Landscape The Local Development Plan should take account of landscape character and promote good landscape designs |

Appendix 8.n: Baseline data, targets and trends

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
|--|---|---|---|--|--|
| SEA Topic: Air & Climatic Factors | | | | | |
| Air quality (NO ₂) | Market Street ¹ (2006-2009): • 55 – 73 µg/m ³ Union Street (2006-2009): • 48 – 64 µg/m ³ Anderson Drive (2006-2009): • 23 – 28 µg/m ³ Wellington Road (2008-2009): • 40-43 µg/m ³ Errol Place(2006-2009): • 23 – 30 µg/m ³ king's Street (2009) • 32 µg/m ³ | Inverurie 1-4(2006-2008) • 10.6-37.4 µg/m ³ Mintlaw (2006-2008) • 18.2-18.3 µg/m ³ Peterhead 1-4 • 24.1-28.9 µg/m ³ Stonehaven1-3(2006-2008) • 9.8-28.3 µg/m ³ Westhill 1-2(2006-2008) • 12.2-18.9 µg/m ³ EU annual mean limit value (40 µg/m ³) | Little change in Aberdeen City between 2006 and 2009. However, the NO ₂ concentrations measured by Aberdeenshire Council during the period are below the NAQS annual mean objective for NO ₂ at all monitoring locations. | NO ₂ concentrations monitored by Aberdeen City Council at Union Street and Market Street continuous monitoring sites exceed national objectives | Aberdeen City Council Air Quality Progress Report 2010 Aberdeenshire Council Air Quality Updating and Screening Assessment (2009) |
| Air quality (Properties exposed to NO ₂ concentrations above EU/Scottish limit value) | Wellington Road AQMA • < 10 (2010) • 0 (2012) Anderson Drive AQMA • 10-100 (2010) • <10 (2012-1016) City Centre AQMA • 100-1000 (2010) • 100-1000 (2012) • 10-100 (2016) | EU annual mean limit value (40 µg/m ³) | Little change in Aberdeen City between 2006 and 2009. However, the NO ₂ concentrations measured by Aberdeenshire Council during the period are below the NAQS annual mean objective for NO ₂ at all monitoring locations. | NO ₂ concentrations monitored by Aberdeen City Council at Union Street and Market Street continuous monitoring sites exceed national objectives | Aberdeen City Council Air Quality Progress Report 2010 Aberdeenshire Council Air Quality Updating and Screening Assessment (2009) Council |
| Air quality (PM ₁₀) | Market Street (2006-2009): • 50 – 85 µg/m ³ Union Street (2006-2009): • 18 – 25 µg/m ³ Anderson Drive(2006-2009): • 15 – 18 µg/m ³ Wellington Road: (2008-2009): • 23- 25 µg/m ³ Errol Place(2006-2009): • 15 – 22 µg/m ³ | 2004 annual mean objective for EU • 40 µg/m ³ 2010 annual mean Scottish Objective • 18 µg/m ³ | Little change in Aberdeen City between 2006 and 2009. | PM10 concentration measured by Aberdeen City Council at Market Street, Union Street and Wellington Road Exceed 2010 Scottish annual mean objective. | Aberdeen City Council Air Quality Progress Report 2010 Aberdeenshire Council Air Quality Updating and Screening Assessment (2009) |

¹ The monitoring station at Market Street was relocated in 2009

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
|---|--|---|--|--|--|
| | King Street (2009): • 17 µg/m ³ | | | | |
| Air quality (Properties exposed to PM10 concentrations above the 2010 Scottish objective) | Wellington Road AQMA • 100-1000 (2010) • 10 -100 (2012) Anderson Drive AQMA • 100-1000 (2010) • 10-100 (2012-1016) City Centre AQMA • >1000 (2010) • >1000 (2012) • 100-1000 (2016) | 2004 annual mean objective for EU • 40 µg/m ³ 2010 annual mean Scottish Objective • 18 µg/m ³ | Little change in Aberdeen City between 2006 and 2009. | PM10 concentration measured by Aberdeen City Council at Market Street, Union Street and Wellington Road Exceed 2010 Scottish annual mean objective. | Aberdeen City Council Air Quality Progress Report 2010 Aberdeenshire Council Air Quality Updating and Screening Assessment (2009) |
| Carbon dioxide (CO ₂) emissions | In Aberdeen an average dwelling house produces 5,175 kg CO ₂ . Total road traffic is forecast to grow by between 22%-34% for the period 2002-2011. | Scotland contributed 10% to the total UK CO ₂ emissions. In 2003, Scotland's main contributors to CO ₂ emissions were: 33.2% from power generation (30.5% is the UK average), an increase of 23.6%; 18% from road transport; and 13% from domestic households. Kyoto Protocol (1997) CO ₂ targets are 12.5% below 1990 baseline – Scottish emissions in 2002 were 6% lower. | Overall greenhouse gases are decreasing, but Aberdeen is producing high amount of carbon dioxide in Scotland. This is most likely due to the areas high dependence on oil. | New development should consider energy efficiency and conservation as an issue. Materials with high CO ₂ levels are still increasingly popular (e.g. concrete and tarmac). Energy dependence on fossil fuels for: heat and electricity; and transportation. | Best Foot Forward (2006) <i>Domestic Carbon Dioxide Emissions for Selected Cities</i> , British Gas http://www.britishgasnews.co.uk/managed_content/files/pdf/greenCity.pdf *DEFRA (2005) <i>Greenhouse Gas Inventories for England, Scotland, Wales and Northern Ireland: 1990 – 2003</i> http://www.airquality.co.uk/archive/reports/cat07/0509211321 Reghg report 2003 Main Text Issue 1.doc, National Environmental Technology Centre UK Greenhouse gas inventory, 1990-2004 http://www.airquality.co.uk/archive/reports/cat07/0605231047 ukghgi_90-04_v1.1.pdf Aberdeen and Aberdeenshire Councils (2006) <i>Topic Paper: Energy</i> , Aberdeenshire Council |
| Natural resources | Aberdeen's annual global footprint (in global hectares) | Aberdeenshire's annual global footprint: | The main contributors to the NE's global footprint | Aberdeen consumes more resources per | North East Global Footprint Project |

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
|-------------------------------|--|--|--|--|--|
| consumption (footprint) | per person (gha/p): Total: 5.73gha/p Energy consumption: 1.14gha/p (20%) Food and drink: 1.07gha/p (19%) Land travel: 0.81ha/p (14%) Other (Government, capital investment, holiday activities, consumables services, and sports): 2.35gha/p (47%) | Total: 5.60gha/p Energy consumption: 1.09ha/person (19%) Food and drink: 1.11ha/person (20%) Land travel: 0.74ha/p (13%) Other: 2.7gha/p (48%) | are energy consumption, food and drink and land travel. | person than any other Scottish city and it has the largest footprint in Scotland, which cannot be sustained in the long-term. | http://www.scotlandfootprint.org/the_project/north_east.php Aberdeen City Council and Aberdeenshire Council (2006) <i>Scotland's Global Footprint Project - Reduction Report for North East Scotland Global Footprint Project</i> , Joint Global Footprint Co-ordinator, ACC |
| SEA Topic: Water | | | | | |
| Ground water and river levels | Water runoff is reduced by public water supply abstraction for river Dee. Runoff is natural to within 10% at the 95 percentile flow for all rivers in the North East. In 2002, Scottish Water utilised 62% of its permitted water abstraction licence from the River Dee of 145 megalitres per day. The average water abstraction from the River Dee is 89.9 megalitres per day. Data on ground water in Scotland was not available. | By the 2080s, summer precipitation in the south of Scotland is predicted to decrease by 20-40% under the low emissions (Global Sustainability), and to decrease by more than 40% under the high-emissions World Markets scenario. By the 2080s, summer precipitation in the north of Scotland is predicted to decrease by 10-20% under the low emissions (Global Sustainability), and to decrease by 20-30% under the high-emissions World Markets. | Rainfall levels are predicted to decline during the summer months, which may affect a rivers yield rate, but this will be less severe further north. Rainfall in winter months is predicted to increase. Increase in water consumption from industrial consumers and from increased residential development. Increase in leakages from pipe infrastructure as it 'ages'. | Need to start reducing water abstraction by incorporating water efficient technologies into new development (industrial and domestic) in light of the predicted decrease in summer rainfall. | Centre for Hydrology and Ecology (River Flow – gauging stations) (2004): http://www.nwl.ac.uk/ih/nrfa/station_summaries/op/SEPA-north_map.html SEPA: http://www.sepa.org.uk/data/river_levels/data.htm Aberdeen City (2002) State of the Environment Report, <i>aberdeenfutures</i> http://www.aberdeencity.gov.uk/ACCI/nmsruntime/saveasdialog.asp?IID=2424&SID=883 |
| Water Quality | Water quality can be affected by run-off and the release of pollutants (either permitted or accidentally) into the water environment. | | Generally, water quality is improving but climate change issues (increased flooding or droughts) and increased water abstraction can exacerbate existing problems. | Need to start reducing water abstraction by incorporating water efficient technologies into new development (industrial and domestic) in light of the predicted decrease in summer rainfall. | Details of Scotland's Water Framework Directive monitoring strategy are available from www.sepa.org.uk/water/monitoring_and_classification/scottish_monitoring_strategy.aspx . The most up to date information for Aberdeen is current available in the |

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
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| | | | | | document "Have your say on improving the quality of our water environment: North East Scotland Draft Area Management Plan" 2009-2015 which is available from www.sepa.org.uk/water/river_basin_planning.aspx . |
| Coastal impacts | In the North East, sea borne waste pollution is principally from urban sewage (although this is declining), chemical waste, and agricultural fertilisers. | The North Sea was once considered to be the most contaminated sea in Europe. | Sea-borne waste is a common problem throughout Scotland | Major impact both on wildlife and the enjoyment of other beach users. Bathing water quality along the North East coast is improving. | East Grampian Coastal Partnership (Annual Report 2005-06): http://www.egcp.org.uk/documents/Toc138674449 Forth Estuary Forum: http://www.forthestuaryforum.co.uk/downloads/strategy.pdf Marine Conservation Society http://www.mcsuk.org/mcsaction/pollution/introduction |
| Flooding | Flooding is an ongoing issue in a coastal city bisected by two major rivers. Areas at risk from coastal and river flooding are highlighted on SEPA's Flood Maps and the City Council carries out monitoring of flood incidents in its biennial flood reports (see Strategic Flood Risk Assessment). | | Rainfall levels are predicted to decline during the summer months whereas rainfall in winter months is predicted to increase. | Biennial Flood Reports specify the measures that Aberdeen City Council has undertaken to meet its duties under the Flood Prevention (Scotland) Act 1961 as amended by the Flood Prevention and Land Drainage (Scotland) Act 1997. It details flood prevention measures and strategies for preventing and mitigating flooding, including proposals and expenditure for the future. Flood and road drainage incidents are reported and measures which dealt with them | Biennial Flood Reports are published by the City Council. SEPA's Flood Maps can be viewed at www.sepa.org.uk |

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
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| | | | | are outlined. | |
| SEA Topic: Soil | | | | | |
| Land contamination | There are no statutorily identified contaminated sites in Aberdeen, although there are 900 potentially contaminated sites, which are being considered for investigation. 7 are currently being studied (averaging 3 sites pa). | There are 4 statutorily identified contaminated sites in Aberdeenshire. In the Shire, there are 5000 other potentially contaminated sites, including landfill sites, former gasworks, stations and goods yards, petrol stations and garages, distilleries, smithy's and infilled ground. | Although only 2 contaminated sites are on the public register in the North East, this may increase as many sites are still to be investigated. In Aberdeen, out of the 7 sites under investigation, include 5 closed landfill sites. Two gas works sites are under further investigation. | There are 5,900 potentially contaminated sites recorded in the North East. These include several hundred high-risk sites such as landfill and gasworks. Contaminated land places financial and technological constraints on development. These constraints may dictate the type of development: the feasibility of remedial works may determine that a site is only suitable for industrial use; the cost of remedial works may determine that high density development is the only viable economic option. Contaminated land impacts on the water environment, i.e. ground surface and coastal | Aberdeen City Council (2001) <i>Contaminated Land Inspection Strategy</i> http://www.aberdeencity.gov.uk/acci/web/files/Pollution/ContaminatedLandInspectionStrategy.pdf Aberdeenshire Council Contaminated Land Strategy (under review December 2006) Aberdeenshire Council <i>Public Register of Contaminated Land</i> Aberdeenshire Council GGP overlay: <i>Potentially contaminated sites</i> |

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
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| | | | | waters, and the wider environment including for instance local ecology. | |
| Waste disposal in landfill | <p>2005 figures for landfill and recycling in Aberdeen stands at: landfilled biodegradable municipal waste (BMW): 70,773; and recycled/ composted municipal solid waste (MSW): 16.5% (22,500 tonnes) (this has increased to 22% in 2005/06).</p> <p>BMW landfill allowances for Aberdeen are: 53,004 tonnes in 2009/10; 35,336 tonnes in 2012/13; and 26,387 tonnes in 2019/20.</p> <p>2004/2005 –13% 2005/2006 –19% 2006/2007 –21%</p> | <p>2005 figures for landfill and recycling in Aberdeenshire stands at: landfilled BMW: 83,222 tonnes; and recycled/ composted MSW: 15.1% (23,366).</p> <p>National recycling targets are: 2006 – 25% 2008 – 30% 2020 – 55% Aberdeenshire’s recycling targets: 2005/06 – 17% 2006/07 – 22% BMW landfill allowances for Aberdeenshire are: 54,917 tonnes in 2009/10; 36,611 tonnes in 2012/13; and 27,340 tonnes in 2019/20.</p> | <p>To meet the Waste Landfill Direct, the North of Scotland Strategic Options Review (includes Highland, Moray, Angus and City and Shire councils) is looking at several different methods to dispose of municipal waste, including incineration (energy from waste plant). The trend shows a slight improvement but against the Council’s target of 40% by 2011, more work needs to be done.</p> | <p>Not enough sites for recycling or composting biodegradable municipal waste (large, medium or small scale) to help the local authorities achieve their recycling and landfill targets, although funding is being sought from the Scottish Executive’s Strategic Waste Fund to build the necessary infrastructure. Housing, schools, and employment uses (e.g. retail and offices) are of inadequate design to maximise the storing and collection of waste to be recycled.</p> | <p>North East Scotland Area Waste Plan (2003) http://www.sepa.org.uk/nws/areas/north_east/awp/2.4.html Aberdeen City Council http://www.aberdeencity.gov.uk/acci/web/site/Rubbish/rub_WasteStrategy.asp Aberdeenshire Council Waste Team RPS (2006) <i>North of Scotland Strategic Option Review Group: Strategic Outline Case</i> http://www.scotland.gov.uk/Resource/Doc/113890/0027685.pdf Landfill Allowance Scheme (Scotland) Regulations 2005 – Interim Guidance, Scottish Executive http://www.scotland.gov.uk/Resource/Doc/54357/0012514.pdf</p> |

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
|--------------------------------|---|--|--|--|--|
| Soil Erosion | From Berwick to Aberdeen, the coastline is eroding, but is stable where there are rocky coasts or coastal defences. From Aberdeen to Inverness the coastline is largely eroding, but parts are being replenished with sand and gravel from larger rivers. | The north of Scotland is mostly stable with little erosion, but south of Mallaig, towards Carlisle, the coastline is predominantly eroding but stable where there are rocky coasts or coastal defences. Precipitation will be greater in the west due to the west-east precipitation gradient. | The coastline is predominantly eroding along the east. Autumn/Winter rainfall is predicted to increase, giving rise to winter storms and affecting runoff and (wind and water) erosion. Upland schemes such as wind farm access roads and recreation tracks (e.g. mountain biking) on steep ground can increase surface water runoff and lead to significant soil loss (e.g. gullies). | Coastal erosion mostly where there are no rocks or coastal defences. It can also be exacerbated by the construction of ill-considered coastal defences at another location within the same coastal cell. Increase silting of rivers from fluvial flooding. Increase in soil erosion from wind and water, which may also be exacerbated by bad land use practices, such as locating tracks/access roads on steep/ upland ground. Increasing use of motorised vehicles on sand dunes is contributing to coastal erosion. | Aberdeen and Aberdeenshire Councils (2006) <i>Strategic Flooding Issues Topic Paper</i> Office of Science and Technology (2005) Foresight report: <i>Future Flooding Scotland</i> Aberdeen Council Natural Heritage Team Davidson, D.A. and Grieve, I.C. (2004) <i>Trends in soil erosion</i> , Scottish Natural Heritage Commissioned Report No. 054 (ROAME No. F00AC106) http://www.snh.org.uk/pdfs/publications/commissioned_reports/F00AC106.pdf |
| SEA Topic: Biodiversity | | | | | |

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
|--|--|--|--|---|--|
| Condition of designated areas | <p>Scotstown Moor SSSI in Aberdeen is subject to indirect development pressure due to changes in the water table adjacent development, which is affecting flush and bog habitats.</p> <p>The River Dee's designation as a Special Area of Conservation will have a knock-on effect on future development within the river's catchment.</p> <p>The lack of appropriate management of some designated natural heritage sites is affecting their underlying objective (of that designation) and overall integrity.</p> <p>No monitoring of SINS has been undertaken, but they are under review.</p> | <p>To maintain or improve the condition of qualifying features of the designated sites</p> <p>The main targets to be achieved are the conservation and enhancement of designated sites, and permitting only those developments that will not adversely affect these designations directly and indirectly, unless the proposal will be of national benefit to the population.</p> | <p>Planning policies have generally prohibited developments within International and national designations that may harm these sites, and indirect impacts are affecting some important wetland sites.</p> <p>The River Dee's designation as a Special Area of Conservation will affect future development within the river's catchment.</p> | <p>International designations: the significance and purpose of SACs is that development in or adjacent to them, such as the River Dee catchment may cumulatively prevent the objectives of these designations being met, and prevent new development being developed.</p> <p>Indirect impact of development on designated sites that are affecting their water table, and therefore the quality of wetland habitats.</p> <p>Impact from large-scale leisure and recreation uses.</p> <p>Increase of access to designated sites could be damaging to some sites.</p> | <p>Structure Plan (NEST) (2006) <i>Monitoring Environment Monitoring Paper</i>, Aberdeenshire Council</p> <p>Aberdeenshire Council, Natural Heritage team</p> <p>Moray Council (2003) <i>Development Plan Monitoring Paper</i></p> <p>http://www.moray.gov.uk/moray_standard/page_42476.html</p> <p>Aberdeen and Aberdeenshire Council (2006) <i>Natural Heritage Topic Paper</i></p> <p>Aberdeen City (2002) State of the Environment Report, <i>aberdeen/futures</i></p> <p>http://www.aberdeencity.gov.uk/ACCI/nmsruntime/saveasdialog.asp?IID=2424&SID=883</p> |
| Sites of Special Scientific Interest (SSSIs) | <p>Aberdeen City has 4 SSSIs covering 47 hectare which covers 0.2% of Aberdeen. These include Nigg Bay, Corby, Lily and Bishop's Loch, Scotstown Moor (Perwinnes Moss) and Cove.</p> | <p>Compared with Aberdeen City, Aberdeenshire has about 82 SSSIs covering 39805 hectares taking about 6.3% of Aberdeenshire. Compared with Scotland, which has 1,451 SSSIs on 1,007,464 hectares of land covering about 16.3% of the entire land area of Scotland</p> | No trend | <p>Development in the catchment will put pressure on the resource</p> | <p>SNH (2004) <i>SNH Facts & Figures 2003/2004. Battleby: SNH</i></p> |

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
|--|--|---|---|--|---|
| Special Areas of Conservation (SAC) | There is 1 SAC (Dee SAC) in Aberdeen City. Qualifying feature of River Dee SAC include the following: Otter, Atlantic Salmon and Freshwater Pearl Mussel | There are about 18 SACs in Aberdeenshire on 35, 334 hectares of land representing 5.6% of the land area of Aberdeenshire. 3.6% of the Scottish total for SACs and 4.5% for SPAs. | No trend | Development in the catchment will put pressure on the resource | SNH (2004) <i>SNH Facts & Figures 2003/2004. Battleby: SNH</i> |
| European Protected Species (EPS) | EPS in Aberdeen City include Otters and bats | | No trend | Development will put pressure on EPS. As bats frequently roost in existing buildings, the impact of brownfield developments may be an issue. | |
| Local Nature Reserves (LNR) | In Aberdeen City, 0.6% of land accommodate 4 LNRs on 126 hectares. These include Scotstown Moor, Den of Maidencraig, Kincorth Hill and Donmouth | In Aberdeenshire, about 0.004% of land accommodate 2 LNRs on 28 hectares. Compared with Scotland, there are 36 LNRs covering 9, 410 hectares of land, and this represents 0.12% of land. | No trend | Development will put pressure on the resource | SNH (2004) <i>SNH Facts & Figures 2003/2004. Battleby: SNH</i> |
| Human Health | | | | | |
| Quality and availability of public open space in urban and rural areas | Significant development pressure on open spaces within settlements. Development on open spaces limits the council's ability to establish networks of linked open space areas. There is pressure from private sector developers to limit the extent of open space for new residential developments. There is a lack of government funding to allow local authorities to continuously manage areas | Other urban areas like Dundee are under substantial development pressure. Councils are required to take a long term and spatially strategic perspective on open space provision and under SPP11 undertake an open space audit and prepare an open space strategy. | The pressure from private developers to develop on open space will continue. The demand for public open space will continue to grow, and this must be reflected, and over the long term. There is growing demand for safer and more accessible areas of open space, which has promoted the creation of PAN65. | Significant development pressure for urban open spaces. There is pressure to reduce the size of open spaces in residential developments. Need for larger areas of open spaces, including civic or town parks. There is a lack of government funding to allow local authorities to continuously manage areas of open space. The Finalised Structure | Aberdeen City Council (2002) <i>State of the Environment Report</i> http://www.aberdeencity.gov.uk/ACCI/nmsruntime/saveasdialog.asp?IID=2424&SID=883 SNH <i>Scottish Natural Heritage in Dundee</i> http://www.snh.org.uk/pdfs/scottishparliamentleaflets/dundee.pdf Scottish Executive (1996) <i>NPPG 11: Sport, physical recreation and open space</i> Scottish Executive (2003) <i>Planning Advice Note 65:</i> |

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
|---|--|--|--|--|---|
| | of open space. | | | Plan requires a significant amount of brownfield housing development. | <i>Planning and Open Space</i> Aberdeenshire Council's Information and Research team. Scottish Executive (2006) Consultative draft <i>Scottish Planning Policy 11: Physical Activity and Open Space</i> |
| Quality of life in currently deprived areas | Aberdeen ranked 23 rd *. In Aberdeen City, the highest levels of deprivation are located in Woodside, Tillydrone, Middlefield, Northfield, Cummings Park, Torry and Seaton neighbourhoods. | Aberdeenshire is one of the least deprived areas in Scotland and is ranked 31 st out of 32 councils in terms of multiple deprivation*. Glasgow City and West Dumbarton are the most deprived. Dundee City is ranked 4 th . | One of the main outcomes of Aberdeen's Community Regeneration Strategy is seven regeneration masterplans for Cummings Park, Middlefield, Tillydrone, Torry, Woodside, Seaton and Northfield. | Poor access to services in rural areas. Centralisation of service provision has and will continue to affect marginalised areas. Pockets of deprivation through low job opportunities and income could be adversely affecting people's mental health in Aberdeen. | * Aberdeenshire Council (2004) <i>Scottish Index of Multiple Deprivation (Oxford Report) – Aberdeenshire: Key findings</i> http://www.aberdeenshire.gov.uk/statistics/economic/SIMD%20Aberdeenshire%20Key%20Findings%202004.pdf Aberdeen City: Community Planning Regeneration Masterplans (2006/7) http://www.communityplanningaberdeen.org.uk/Web/Site/Internet/RegenerationMasterplans.asp |
| Sport and recreation facilities in areas of identified need | In Aberdeen, there is still an outstanding need for: sports facilities in Cove; junior golf course; a new Stadium and football Academy; one water based pitches and 2 sand based pitches; and 50m swimming pool. (See Appendix 4, Table 4 for further information on Aberdeen City Council's Local Development Plan) | In Aberdeenshire, there is still an outstanding need for: 16.66m x 8.5m pool at Mintlaw; 6 Badminton Court Hall at Peterhead and Fraserburgh 56m x 26m ice rink at Peterhead. SportsScotland strategy sets out 11 targets to be achieved by 2007, which focus on: ensuring that most of the population is taking part in sport at least once a week. | Significant work has been undertaken in Aberdeen, to implement proposals outlined in the Development Plan, including the upgrading of facilities at Rubislaw sports pitches, development of an extreme sports centre; and improved hockey pitches. | Through a new Local Development Plan these issues will be addressed. | Aberdeen City Council (2002) <i>Active Aberdeen 2002-2007: A sport, recreation and physical activity strategy for Aberdeen City</i> Aberdeenshire Council (2005) <i>Sports Facility Study Updated Report</i> Aberdeenshire Council (2002) <i>Sports and Active Lifestyles Strategy</i> (for the period 2002 to 2005). SportsScotland (2003) <i>Sport 21: 2003 – 2007: The National Strategy for Sport – Shaping Scotland's Future</i> . Aberdeen and Aberdeenshire |

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
|----------------------------------|--|---|--|---|---|
| | | | | | Councils (2006) <i>Topic Paper: Sport and recreation Aberdeen City Open Space Audit</i> |
| SEA Topic: Population | | | | | |
| Years of healthy life expectancy | Life expectancy in Aberdeen: Male 73.6 years Females 78.9 years | Life expectancy in Aberdeenshire: Male 75.5 years Females 80.2 years Life expectancy In Scotland: Male 73.8 years Females 79.1 years | Life expectancy at birth for Scots continues to improve, and recent trends show a slight narrowing of the gap between males and females to around 5.3 years in 2002-2004. | Aging population will create demand for certain types of facilities e.g. sheltered housing. | Scottish Executive Statistics (2006) <i>Life expectancy</i> http://www.scotland.gov.uk/Topics/Statistics/Browse/Health/TrendLifeExpectancy |
| Size of population | Aberdeen population figures: 2003 - 206,600 2021 - 202,636 | Aberdeenshire population figures: 2003 - 229,330 2021 - 229,353 North East population figures aged between 0 – 44 years: 2003 – 257,570 2021 – 216,333 North East population figures aged 45+ years: 2003 – 178,360 2021 – 215,656 Average age in 2005: Aberdeenshire – 39 (m), 41 (f) | Approximately 2% decrease within the City, and 0.01% decrease within Aberdeenshire. | | Aberdeen and Aberdeenshire Council's (2004) <i>Strategic Forecasts 2003-2021</i> : http://www.aberdeencity.gov.uk/ACCI/nmsruntime/saveasdialog.asp?IID=1720&SID=332 |
| | Average age in 2005: Aberdeen – 38 (m), 41 (f). | | In the North East, the population aged 0 - 44 are predicted to decline by an average of 14% between 2003 and 2021. The population aged 45 onwards is predicted to increase by 31%, with those aged 75+ increasing the most (49.7%). | | |

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
|-------------------------------------|--|---|---|--|--|
| Migration change | <p>Migration loss 2002-05: Aberdeen is losing its population to Aberdeenshire and outside Scotland.</p> <p>Migration gain 2002-05: Aberdeen is gaining its population from Scotland.</p> <p>The relative age of those migrating to Aberdeen is 15-19 yrs. Only a slight net migration gain is predicted to 2016, with a decline post 2016.</p> | <p>Migration loss 2002-05: Aberdeenshire is losing its population to Scotland.</p> <p>Migration gain 2002-05: Aberdeenshire is gaining its population from Aberdeen and outside Scotland.</p> | <p>The migration trend in the North East is slow growth to 2016 and then a slow decline thereafter.</p> <p>However, migration is a significant and difficult to forecast element of demographic change which occurs in response to international and national as well as local factors.</p> | <p>Out -migration will reduce demand for facilities in the City</p> | <p>Aberdeen City and Aberdeenshire Councils (2006) <i>Topic Paper: Characteristics of the sports stock</i></p> <p>Aberdeen City and Aberdeenshire Councils (2006) <i>Topic Paper: Population and household change</i></p> <p>Register for General Scotland (2006) <i>Mid-2005 Population Estimates Scotland Population estimates by sex, age and administrative area</i>, A National Statistics publication</p> <p>http://www.gro-scotland.gov.uk/files/05mype-cahb-booklet.pdf</p> |
| SEA Topic: Cultural Heritage | | | | | |
| Conservation Areas | 11 Conservation Areas in Aberdeen City | 36 Conservation areas in Aberdeenshire | No trend | The location and design of new development will potentially impact on the conservation areas | <p>http://www.aberdeenshire.gov.uk/planning/devservices/index.asp</p> <p>http://www.aberdeencity.gov.uk/acci/web/site/Planning/SL/plaConservArea.asp</p> |
| Scheduled Ancient Monuments (SAM) | 44 Scheduled Ancient Monuments in Aberdeen City | 467 Scheduled Ancient Monuments in Aberdeenshire | Development is putting pressure on this feature | The location of new development will potentially impact on SAM | <p>http://www.historic-scotland.gov.uk/www_ancientmonuments_results.htm?Keywords=Enter+Keywords&Council=100&Classification=0&CallBack=TRUE&submit.x=29&submit.y=5</p> |
| Archaeological sites | 699 Archaeological sites (from SMR) in the City | 699 17935 Archaeological sites (from SMR) in the Shire | Development is putting pressure on this feature | The location of new development will potentially impact on archaeological sites | <p>http://www.aberdeencity.gov.uk/ACCI/web/site/xsm_SMR_Application.asp</p> <p>http://www.aberdeenshire.gov.uk/archaeology/smr/smr_help.asp</p> |
| Archaeological sites | No schedules ancient monuments have recently been lost or significantly | | The strong presumption in NPPG5 on the preservation or | Loss of unknown and locally known architectural remains | Aberdeen City and Aberdeenshire Councils (2006) Topic Paper: Built Heritage |

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
|---|---|---|---|--|---|
| | destroyed. However, damage to remains of local importance, which are listed in the Sites & Monuments Record (SMR) is mostly caused by vandalism, new developments, ploughing, forestry, activities of utility companies, rabbits, & coastal erosion. | | recording (if preservation is not possible) of archaeological sites has, and will continue to encourage the safeguarding of sites throughout Scotland. Damage to remains of local importance will continue unless solutions are found, e.g. funding agri-environment schemes. | from new developments, vandalism and coastal erosion. Adverse impacts on the setting of archaeological remains from new core path developments. | Scottish Executive (1998) NPPG5: Archaeology and Planning |
| Listed Buildings | 1212 Listed Buildings in Aberdeen City (69) Category A; (679) Category B; (464) Category C(S) | 3712 Listed Buildings in Aberdeenshire | Development is putting pressure on this feature | The location and design of new development will potentially impact on the listed buildings | http://www.historic-scotland.gov.uk/www_listedbuildings_results.htm?Keywords=Enter+Keywords&Council=100&Parish=0&CallBack=TRUE&submit.x=40&submit.y=5 |
| Gardens and Designated Landscapes (GDL) | There is 1 GDLs in Aberdeen City (Duthie Park) | There are 27 GDLs in Aberdeenshire covering 5, 745 hectares of land. This takes 0. 9% of Aberdeenshire's land. In Scotland, there are 328 GDLs on 66, 765 hectares of land. The land take is about 8.3% | No trend | Development will put pressure on the resource | Historic Scotland |
| SEA Topic: Landscape | | | | | |
| Landscape character | The Aberdeen Local Plan 2008 includes a new designation – Green Space Network, which aims to improve access to the countryside, enhance valued landscapes, and improve wildlife habitats. | Aberdeenshire Council, which uses Index 21 methodology to identify where new development should be sited (e.g. taking full account of the characteristics of the local landscape and townscape characteristics. The four Landscape | NPPG 14 states that particular care is needed when considering proposals for new development at the edge of settlements or in open countryside. | The inappropriate scale and insensitive siting of future new development may adversely affect landscape characteristics (e.g. changing it's landscape character type, not respecting local topography/contours). | Aberdeenshire Council (2006) <i>NEST Monitoring – environment Monitoring Paper</i> Scottish Executive (1999) <i>NPPG14: Natural Heritage</i> Scottish Executive (2001) <i>Designing Places: A Policy Statement for Scotland</i> http://www.scotland.gov.uk/ |

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
|----------------------------------|------------------------|--|--------|---|--|
| | | <p>Character Assessments that cover the North East provides a brief overview of past land use practices and discusses potential land uses for existing landscapes.</p> | | <p>New development not fitting in with the landscape's capacity to absorb new development (e.g. design, layout and sense of place) – need to promote suitable development capacity.</p> | <p>library3/planning/dpps-00.asp Scottish Executive (1994) PAN44: <i>Capacity for sports in the landscape</i>. Scottish Natural Heritage (1997) <i>National programme of landscape character assessment: Banff and Buchan</i>, Review No 37. Scottish Natural Heritage (1998) <i>South and Central Aberdeenshire: landscape character assessment</i>, Review No 102. Scottish Natural Heritage (1996) <i>Cairngorms landscape assessment</i>, Review No 75. Scottish Natural Heritage (1996) <i>Landscape character assessment of Aberdeen</i>, Review No 80 Aberdeen City Council (2004) finalised Local Plan: Green Spaces, New Places</p> |
| SEA Topic Material Assets | | | | | |

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
|-------------------------|--|--|---|---|--|
| Existing flood defences | To protect properties and infrastructure in Aberdeen, works to protect the beach wall will be required, which involves the replenishment of sand along Aberdeen Beach every 7 years. | In Aberdeenshire, flood studies have been carried out in Huntly, Inverurie, Rosehearty, Auchnagatt, Fyvie, Maryculter (Mill Inn), Alford and Aboyne. Emergency works had to be carried out on Stonehaven's seawall foundations as coastal erosion caused part of it to collapse. Although the impact of climate change is predicted to be less significant along the east coast, the frequency of storm events and the level of winter precipitation are forecast to increase, which will give rise to increasing 1 in 200 year flood events and soil/sand erosion. As highlighted in the SEA indicator on climatic factors, the sea-level along the east coast is predicted to rise 34 to 55 cm by the 2080s. | Flood studies will continue to be commissioned whenever necessary to better understand and resolve flood-affected areas. Flood defence schemes will progressively be affected by soil/sand erosion from increasing rainfall and storm events, which will affect their stability and effectiveness. As a result, there will be a need to increase the maintenance these defences, and possibly relocate them. As part of a 100 year strategy, which will protect 259 dwellings and 174 commercial properties, road infrastructure and Aberdeen beach, coastal defences and schemes to reduce tidal flooding between Nigg Bay and the Donmouth (Aberdeen) are currently underway, which include the recharging of Aberdeen beach with sand and rock t-head groynes. | Predicted rise in sea level may result in existing flood defences being inadequate. The predicted rise in storm events and winter precipitation is likely to increase soil/sand erosion from the wind and rain/water, which may prevent flood defence schemes functioning properly and result in their failure (e.g. collapse). | Aberdeenshire Council (2005) <i>Flooding in Aberdeenshire: Fifth Biennial Report</i> http://www.aberdeenshire.gov.uk/flooding/report/5biennial.pdf Halcrow (2006) <i>Aberdeen Bay Coastal Defence Scheme, Aberdeen city Council Project Appraisal Report</i> , Aberdeen City Council Office of Science and Technology (2005) Foresight report: <i>Future Flooding Scotland</i> http://www.foresight.gov.uk/Previous Projects/Flood and Coastal Defence/Reports and Publications/Scotland/final_scotland.pdf |

| SEA Indicator | Quantified information | Comparators and targets | Trends | Issues/constraints | Data source(s) |
|---|--|--|--------|--|--|
| Drainage, sewage and water treatment infrastructure | There are constraints on sewage capacity in Aberdeen – particularly along the Deeside corridor where the Leggart pumping station is near capacity. | In 2003 the cost of overcoming development constraints in Scotland was £435m of which 89% was for waste water constraints and 11% for water supply constraints. The north east accounts for 5% of the Scottish total, most of which is required in Aberdeenshire. | | The rise in the number of households will put increasing pressure on these facilities. | Scottish Waters Strategic Asset Capacity and Development Plan, which sets out the services and investment that it intends to undertake in order to meet its environmental obligations (www.scottishwater.co.uk) |

Natural Heritage Designations

| District Wildlife Sites in Aberdeen and their other Associated Designations | | | | | | | |
|---|--------------------------------|----|---------------------------------|----|---------------------------|----|---|
| 1 | Balnagask to Cove | 18 | Den of Leggart | 31 | Den Wood | 51 | Woodlands Wood, Beidleston |
| 2 | Tullos Hill | 19 | Westburn of Rubislaw | 32 | North Burn of Rubislaw | 52 | Moss of Auchlea |
| 3 | Don Estuary | 20 | Rubislaw Den | 33 | Bucksburn Gorge | 53 | Rotten of Gairn |
| 4 | Balgownie/Blackdog Links | 21 | Hilton Wood | 34 | Den of Maidencraig | 54 | Guttrie Hill |
| 5 | Charlestown Wood | 22 | Clerkhill Wood | 35 | Cults Den | 55 | Culter House Woods |
| 6 | Loirston Loch | 23 | Grandholme Moss | 36 | Cults Quarry | 56 | Hill of Ardbeck |
| 7 | Kincorth Hill | 24 | Stoneyhill Wood | 37 | Murtle House & Newton Dee | 57 | Culter Burn |
| 8 | River Dee Valley | 25 | Monument Wood | 38 | Hillhead Road | 58 | Woodend Woods, Peterculter |
| 8.1 | Kincorth | 26 | Persley Quarries | 39 | Burnbrae Moss | 59 | Little Hill, Caskieben |
| 8.2 | Bridge of Dee | 27 | Walker Dam & Rubislaw Link | 40 | Farburn Wood | 60 | Kinaldie Den |
| 8.3 | Pitfodels Castle | 28 | Allan Park Pond | 41 | Gough Burn | 61 | Culter Compensation Dam |
| 8.4 | Garthdee | 29 | Deeside Old Railway | 42 | Den of Moss-side | 62 | Old Manse Wood |
| 8.5 | Morison Island/Shakkin Briggie | 30 | Hazlehead Park | 43 | Foggieton | 63 | Baads Moss |
| 8.6 | Lover's Walk to St Maiks Well | 11 | Lochside/Denmore | 44 | Murtle Den | 64 | Mid Anguston Quarry |
| 9 | River Don Valley | 12 | Scotstown Moor (Perwinnes Moss) | 45 | Blacktop | 65 | Leuchar Moss |
| 9.1 | Braes of Don | 13 | Newton of Shielhill | 46 | Binghill Wood | 66 | Southlasts Mire |
| 9.2 | Crook of Don | 14 | Corby Loch | 47 | West Hatton | 67 | Aberdeen-Inverness & Kittybrewster Railway Line |
| 9.3 | Woodside | 15 | Glashie How | 48 | Brimmond Hill | 68 | Woodland Walks, Foggieton |
| 9.4 | Lower & Upper Persley Woodland | 16 | Danestone House | 49 | Elrick Hill | 69 | Cairdhillock, Kingswells |
| 10 | Kinta Valley | 17 | Cornhill Hospital | 50 | Tyrebagger Hill | 70 | Rubislaw Quarry |
| Sites of Special Scientific Interest (SSSI) | | | | | | | |

| | | | | | | | |
|---|--------------------------------------|--|---------------------------------|-----------------|--|--|-------------------------------|
| 1 | Cove | 2 | Scotstown Moor (Perwinnes Moss) | 3 | Nigg Bay | 4 | Corby, Lily and Bishop's Loch |
| District Wildlife Site (DWS) | | | | | | | |
| 1 | Balnagask to Cove | 5 | Loirston Loch | 9 | Elrick Hill | 13 | Grandholme Moss |
| 2 | Don Estuary | 6 | River Dee Valley | 10 | Kinaldie Den | 14 | Deeside Old Railway |
| 3 | Balgownie/Blackdog Links | 7 | Blacktop | 11 | Rubislaw Den | 15 | Murtle House & Newton Dee |
| 4 | Scotstown Moor (Perwinnes Moss) | 8 | Brimmond Hill | 12 | Culter Compensation Dam | 16 | Gough Burn |
| Local Nature Reserve (LNR) | | | | | | | |
| 1 | Donmouth | 2 | Kincorth Hill | 3 | Den of Maidencraig | 4 | Scotstown Moor |
| Tree Preservation Order (TPO) (Examples) | | | | | | | |
| 1 | 8.4 Garthdee | 4 | 16 Danestone House | 6 | 24 Stoneyhill Wood | 8 | 35 Cults Den |
| 2 | 9.1 Braes of Don | 5 | 17 Cornhill Hospital | 7 | 34 Den of Maidencraig | 9 | 55 Culter Burn |
| 3 | 11 Lochside and Denmore | | | | | | |
| Conservation Area (CA) | | | | | | | |
| 1 | Old Aberdeen | 4 | Albyn and Rubislaw | 7 | Great Western Road | 10 | Pitfodels |
| 2 | Union Street | 5 | Marine Terrace | 8 | Cove Bay | 11 | Rosemount and Westburn |
| 3 | Bon Accord/Crown Street | 6 | Footdee | 9 | Ferryhill | | |
| Invasive Non Native Species | | | | | | | |
| American Mink (<i>Mustela vison</i>) | | Rhododendron ponticum and hybrids | | Himalyan Balsam | | Water crowfoot | |
| North America Cray Fish (<i>Pacifastacus Leniuscula</i>) | | Wire weed (<i>Sargassum muticum</i>) | | Hogweed | | Grey squirrel (<i>Scirius caolinensis</i>) | |
| New Zealand pygmyweed (<i>Crassula helmsii</i>) | | Japanese knotweed (<i>Reynourtia japonica</i>) | | | | | |
| Wildlife & Countryside Act 1981 Schedule V Species | | | | | | | |
| 1 | <i>Catoptria permutatella</i> | 3 | Otter <i>Lutra lutra</i> | 5 | Bottle-Nosed Dolphin <i>Tursiops truncates</i> | 6 | Bats (All species) |
| 2 | Red Squirrel <i>Sciurus vulgaris</i> | 4 | Common Toad <i>Bufo bufo</i> | | | | |

Additional Data on Population and Human Health

Like Scotland, the 3 biggest killers in Aberdeen are coronary heart disease, cancer and strokes. To address health issues in the City, The Joint Health Improvement Plan (JHIP), part of the community plan for Aberdeen was introduced for 2005-2008. It sets out the main priorities for the city community planning partners - the public sector, voluntary organisations and the community. The JHIP identifies the key health improvement issues facing the city, set within the context of the national framework, Improving Health in Scotland, The Challenge (2003). It outlines how these challenges will be tackled through a shared approach and common goals to improve health and reduce inequalities by the concerted action of the community planning partnership. The Aberdeen City Alliance (TACA) is charged with achieving these challenges.

| Issue | Implications | Related Illness |
|--------------------|--|--|
| Air quality | Air quality in the City is impacted extensively by transport and other forms of energy consumption that releases toxic fumes. | Can aggravate existing respiratory conditions such as bronchitis and asthma and can increase the incidence of cardiovascular illness and strokes. |
| Land contamination | Land contamination of hazardous chemicals such as metals and persistent organic compounds increases the potential for chemical exposure through uptake into the food chain, direct contact with soil or contamination of water supplies. | Could result in acute illness due to microbiological exposures (e.g. <i>Escherichia coli</i> type 0157) or long-term effects such as increase in cancer risk. Lead exposure can result in neurodevelopment disorders. |
| Land | Access to green space can improve health by providing opportunities for physical exercise, and has been shown to improve mental well-being and patient recovery time. | Can help prevent the onset of heart disease and |
| Water quality | Pollution can affect drinking water, recreational waters and areas where, for example, shellfish are harvested and thereby may enter the food chain. | Microbiological contamination (e.g. <i>Escherichia coli</i> type 0157 contamination of bathing waters) can give rise to gastrointestinal illness. |
| Waste | Poorly managed landfilling and incineration can sometimes expose people to water and air pollutants with the potential for toxic or carcinogenic effects. Landfills, composting and the application of sewage sludge to land may result in localised nuisance. | May result in respiratory illness or cancer. |
| Climate Change | It is predicted that climate change impacts in Scotland may in general lead to an increase in illness. Non seasonal illness may increase, leading to extra costs for sick leave and cover. | Flood-related illness (e.g. stress, infections associated with sewage contamination) and heat distress and fewer cold-related deaths. Injuries may result from more extreme weather events. Foreign diseases and viruses may be able to survive our climate. |

9. Habitats Regulation Assessment Appendices

Appendix 9.a: Proposed Developments

The table below shows developments proposed within 2 kilometres of River Dee SAC. These are only the Greenfield sites that are included in the ALDP. Appendix 9b identifies all the brownfield sites identified in the ALDP.

| Site | Name of the Development | Development type | Area (ha) | No. of houses /flats | Approx. distance from SAC (metres) |
|--------------------------------|--------------------------|---|-----------|----------------------|------------------------------------|
| Existing Sites from ALP | | | | | |
| OP57 | Pinewood | Housing | 10 | 150 | 2,000 m |
| OP51 | Friarsfield / Morkeu | Housing, Access and junction improvements, riverside park | 30 | 280 | 700 m |
| OP50 | Earlswells House | Housing | 0.7 | 10 | 1,700 m |
| OP74 | Leggart Terrace | Housing | 6.7 | 50 | 85 m |
| OP54 | Loirsbank | Housing | 2.0 | 10 | 100 m |
| OP52 | Hazledene | Housing | 17 | 150 | 1,900 m |
| OP129 | The Waterfront Old Torry | Mixed use | 9.4 | | 500 m |
| OP48 | Culter Tip | Playing field and club house | 1.8 | | 300 m |
| Sites from ALDP | | | | | |
| OP59 | Peterculter East | Housing | 1.7 | 25 | 220m |
| OP62 | Oldfold | Mixed use development (Housing and employment) | 47 | 550 | 1,200m |
| OP51 | Friarsfield | Housing | 15.8 | 50 | 1,300m |
| OP65 | North Garthdee Farm | Housing | 2.8 | 80 | 510m |
| OP77 | Loirston | Mixed use development (Housing and employment) | 128 | 1650 | 1,800m |
| Total | | | 272.9 | 3005 | |
| Other Developments | | | | | |
| River Dee Valley | | Improvement to path network | | | |

Appendix 9.b: Brownfield Housing Sites Within 2km of Dee SAC

| Site | Site |
|---|--|
| OP82 – 140 Causewayend | OP99 – Denburn and Woolmanhill |
| OP83 – 35 Froghall Road | OP53 – Kennerty Mill |
| OP84 – 393-395 Great Western Road | OP103 – Frederick Street/East North Street |
| OP85 – 41 Nelson Street | OP55 - Milltimber Primary School |
| OP87 – Aberdeen College, Gallowgate | OP111 – Nazareth House |
| OP47 – Braeside Infant School | OP114 – Pittodrie Park |
| OP90 – Broadford Works | OP123 – Triple Kirks |
| OP93 – Causewayend Primary School | OP125 – Urquhart Road Works |
| OP92 – Citadel | OP126 – Victoria House |
| OP73 – Craighill Primary School, Kincorth | OP127 – Victoria Road School |
| OP97 – Crown House | OP128 – VSA Gallowgate |
| OP49 – Cults Pumping Station | OP130 – Water Lane Grannary |

Appendix 9.c: Brownfield Housing Sites Outwith 2km Dee SAC

| Site | Site |
|---|--|
| OP81 – 1 Western Road | OP37 - Greenfern Infant School |
| OP86 – 82-88 Middlefield Place | OP105 – Hillhead Halls |
| OP9 - Aberdeen College, Gordon Centre | OP106 – Hilton Nursery School |
| OP88 – Aberdon House | OP108 – Kittybrewster Depot |
| OP7 - Balgownie Centre | OP109 – Linksfield Academy (part) |
| OP89 – Balgownie Machine Centre | OP21 - Manor Walk |
| OP8 - Balgownie Primary | OP34 - Marchburn Infant School |
| OP15 – Bankhead Academy | OP110 – Mile End Primary |
| OP16 – BP Dyce | OP22 - Mugiemoos Mill |
| OP36 – Byron Park Nursery & Infant School | OP112 – Oakbank School |
| OP91 – Cattofield Reservoir | OP113 – Park House, Westburn Rd. |
| OP94 – Cornhill Hospital | OP116 – Smithfield School |
| OP96 – Croft House | OP117 – St Machar Primary School |
| OP100 – Donside Paper Mill | OP119 – St Peter’s Nursery, Spital |
| OP101 – Dunbar Halls | OP23 - Stoneywood Terrace |
| OP18 – Farburn Terrace Dyce | OP121 – Tillydrone Primary School |
| OP120 – Former Summerhill Academy | OP38 - Woodend Hospital Annex |
| OP17 – Former Carden School | OP131 – Woodside Congregational Church |
| OP104 – Froghall Terrace | |

Appendix 9.d: Sites Remaining from ALP Outwith 2km of Dee SAC

| Site Reference | Comments | Allocation | Masterplan |
|--------------------------|---|------------|---|
| OP11 Jesmond Drive | This site is greenfield and will contribute to the requirements of the structure plan. | 85 homes | No masterplan required Mix of uses Adjacent open space Affordable housing |
| OP20 Hopecroft | This is an opportunity to provide housing near to an area where employment uses predominate. | 30 homes | Planning Brief Access and junction improvements Affordable housing |
| OP39 Greenferns | This area could probably accommodate most development in road infrastructure terms prior to the construction of the WPR. There are a range of potential routes into the City, including extending Provost Rust and Provost Fraser Drives and the Lang Stracht, and high frequency public transport routes could be easily extended. Development could present regeneration opportunities. | 120 homes | Masterplan for Greenferns 5ha reserved for primary school Community woodland Access to community woodland Contribution to improvements to Sheddocksley playing pitches Access, junction and public transport improvements, including the extension of bus services into the area Affordable housing 0.5ha reserved for a recycling centre. |
| Old Skene Road | This site is greenfield and will contribute to the requirements of the structure plan. | 25 homes | No masterplan required Affordable housing. |
| OP75 Stationfields, Cove | This site should be tied into a new Cove Masterplan. It lies beside the relatively un-congested coast road. | 150 homes | Masterplan for Cove Reserve land for a railway station Access and junction improvements Affordable housing National Cycle Route should not be adversely affected by development. |

Appendix 9.e: All Housing Land Allocations

| Site | Housing Allocation | Preferred Option |
|-------------------------------|--------------------|--|
| OP25 Dubford | 550 | Phase 1 – 550 |
| OP10 East Woodcroft North | 60 | Phase 1 – 60 |
| OP12 Grandhome / Whitestripes | 7000 | Phase 1 – 2600 Phase 2 – 2100 Phase 3 – 2300 |
| OP24 Stonewood | 500 | Phase 1 – 500 |
| OP29 Craibstone South | 1000 | Phase 1 – 750 Phase 2 - 250 |
| OP30 Rowett South | 1940 | Phase 1 – 1000 Phase 2 – 700 Phase 3 – 240 |
| OP31 Greenferns Landward | 1500 | Phase 1 – 750 Phase 2 – 250 Phase 3 – 500 |
| OP27 Land near Bucksburn | 80 | Phase 1 - 80 |

| | | |
|--|--------|--|
| School | | |
| OP42 Kingswells D and West Huxterstone | 120 | Phase 1 – 120 |
| OP41 Kingswells C | 50 | Phase 1 – 50 |
| OP45 Greenferns Strategic Housing Land Reserve | 1500 | Phase 1 – 750 Phase 2 – 350 Phase 3 – 400 |
| OP43 Maidencraig South East | 450 | Phase 1 – 450 |
| OP44 Maidencraig North East | 300 | Phase 1 – 300 |
| OP62 Oldfold | 550 | Phase 1 – 500 Phase 2 – 50 |
| OP61 Edgehill Road | 5 | Phase 1 – 5 |
| OP60 Culter House Road | 5 | Phase 1 – 5 |
| OP59 Peterculter East Site 2 | 25 | Phase 1 – 25 |
| OP51 Friarsfield | 50 | Phase 1 – 0 Phase 2 – 50 |
| OP64 Craigton Road Pitfodels | 20 | Phase 1 – 20 |
| OP58 Countesswells | 3000 | Phase 1 – 2150 Phase 2 – 850 |
| OP65 North Garthdee Farm | 80 | Phase 1 – 80 |
| OP77 Loirston | 1650 | Phase 1 – 1250 Phase 2 – 400 |
| TOTALS | 20,435 | Phase 1 – 11,995 Phase 2 – 5,000 Phase 3 – 3,440 |

Appendix 9.f: Employment Land Allocations

| Site | Ha | Notes |
|---|------|---|
| Employment Land Allocations to 2023 | | |
| OP12 Whitestripes (part of larger mixed use proposal) | 5 | A small employment area should be provided as part of the proposal at Whitestripes. |
| OP26 Craibstone North and Walton Farm | 1.5 | A small area of undeveloped land which could be incorporated into the Dyce Drive employment area. |
| OP28 Rowett North | 34.5 | With the Rowett area being surplus to requirements, this area could be re-zoned for employment uses. |
| OP40 West Hatton and Home Farm, Kingswells | 50 | Development contains three areas: 1. The larger scheme proposed would be bisected by the AWPR. Restricting the allocation to the east of the road would still allow a release of approximately 12ha which should be masterplanned alongside proposals at Home Farm 2. This should be considered for employment use only alongside 3/01 and 3/13 3. Next to the park and ride, but issues related to the consumption dykes would need to be overcome. |
| OP45 Greenferns SHLR | 10 | An employment area should be provided as part of |

| | | |
|---|------------|---|
| (part of larger mixed use proposal) | | the proposals at Greenferns SHLR, which should support the regeneration of the wider area. |
| OP46 East Arnhall | 1 | Small Employment site within Aberdeen that would form part of a larger employment development in Aberdeenshire. |
| OP58 Countesswells | 10 | An employment area should be provided as part of the proposals at Countesswells. |
| OP62 Oldfold (part of larger mixed use proposal) | 5 | An employment area should be provided as part of the Oldfold expansion at Milltimber. There is currently no employment land in lower Deeside. |
| OP77 Loirston (part of larger mixed use proposal) | 11 | An employment area should be provided as part of the proposals at Loirston. |
| TOTAL | 128 | The structure plan requirement is for allocations of 105ha to be identified for the period up to 2023. |

| Strategic Reserve Employment Land | | |
|--|-------------|--|
| OP2 Murcar | 27 | Murcar |
| OP26 Craibstone North and Walton Farm | 18.5 | An area of land to the north of the A96 which could be incorporated into the Dyce Drive employment area. |
| OP79 Blackhills of Cairnrobin | 3.5 | A relatively small area that could be incorporated into the proposals at Aberdeen Gateway |
| OP78 Charlestown | 20.5 | Could be released after proposals at Loirston and Aberdeen Gateway are developed. Access issues would need to be addressed. |
| Total | 69.5 | The Structure Plan requirement is for 70 hectares to be identified as strategic reserve employment land to be identified up to the period 2030. |

Appendix 9.g: ALDP Policies Screened In/Out

| Policies | Generate development | Water Abstraction | Habitat loss/ land take | Generate pollution | Generate soil erosion | Cause Disturbance | Protects environment | Passive | Screen Out/In |
|--|----------------------|-------------------|-------------------------|--------------------|-----------------------|-------------------|----------------------|---------|---------------|
| LR1 Land Release | X | X | X | X | X | X | | | In |
| LR2 Delivery of Mixed Use Communities | X | X | X | X | X | X | | | In |
| I1 Infrastructure Delivery | X | | | | | | X | | In |
| C1 City centre development | X | X | | X | | | | | In |
| C2 city Centre Business Zone | X | X | | X | X | X | | | In |
| C3 Union Street Changes of Use | | | | | | | | X | Out |
| RT1 Sequential Approach and Retail Impact | X | | | | | | | | In |
| RT2 Out of Centre Proposals | X | X | X | X | X | X | | | In |
| RT3 Town, District and Neighbourhood Centres | X | X | | X | X | X | | | In |
| RT4 Local Shops | | | | | | | X | X | Out |
| RT5 Retail Development Serving New Development | X | X | X | X | X | X | | | In |
| H1 Residential Areas | X | X | X | | | | X | | In |
| H2 Density | | X | | | | | | | |
| H3 Housing Mix | | | | | | | | X | Out |
| H4 Mixed Use Areas | X | X | X | | | | X | | In |
| H5 Affordable Housing | X | | | | | | | X | In |
| H8 Housing and Aberdeen Airport | | | | | | | X | | Out |
| H6 Gypsy and Traveller Caravan Sites | X | X | X | X | X | X | | | In |
| H7 Gypsy and Traveller requirements For New Residential Developments | X | X | X | X | X | X | | | In |
| CF1 Existing community Sites and Facilities | X | | | | | | X | | In |
| CF2 New Community Facilities | X | | | | X | | X | | In |
| D1 Architecture and Place making | | | | | | | | X | Out |
| D4 Aberdeen's Granite Heritage | | | | | | | | X | Out |
| D5 Listed Buildings and Conservation Areas | | | | | | | | X | Out |
| D6 Historic Gardens and Designed Landscapes | | | | | | | X | X | Out |
| D7 Landscape | | | | | | | X | | Out |
| D2 Design and Amenity | | | | | | | X | | Out |

| Policies | Generate development | Water Abstraction | Habitat loss/ land take | Generate pollution | Generate soil erosion | Cause Disturbance | Protects environment | Passive | Screen Out/In |
|--|----------------------|-------------------|-------------------------|--------------------|-----------------------|-------------------|----------------------|---------|---------------|
| R1 Minerals | X | | X | X | X | X | | | In |
| R2 Degraded and Contaminated Land | | | | X | | | | | In |
| R3 New Waste Management Facilities | | | | X | | | | | In |
| R4 Sites For New Waste Management Facilities | | | | X | | | | | In |
| R5 Energy From Waste | | | | X | | | | | In |
| R6 Waste Management Requirements For New Development | | | | X | | | | | In |
| R7 Low and Zero Carbon Buildings | X | | | | | | | | In |
| R8 Renewable and Low Carbon Energy Developments | X | | | | | | | | In |
| NE1 Greenspace Network | | | | | | | X | | Out |
| NE2 Greenbelt | X | X | X | | | | X | | Out |
| NE3 Urban Greenspace | | | | | | | X | | Out |
| NE4 Open Space Provision in New Development | | | | | | | X | | Out |
| NE5 Trees and Woodlands | | | | | | | X | | Out |
| NE6 Flooding and Drainage | X | | | | | | X | X | In |
| NE7 Coastal Planning | X | | X | | X | | X | | In |
| NE8 Natural Heritage | X | | | | | | | X | Out |
| NE9 Access and Informal Recreation | X | | | | | | | | In |
| NE10 Air Quality | | | | | | | X | X | Out |
| T1 Land for Transport | X | | | | X | X | | | In |
| D3 Layout Siting and Design of Development | | | | | | | X | X | Out |
| T3 Managing the Transport Impact of Development | X | | X | X | X | X | | X | In |
| BI1 Business and Industrial Land | X | | | | | | X | | In |
| BI2 Specialist Employment Area | X | | | | | | | | In |
| BI3 West End Office Area | X | | | | | | | | In |
| BI4 Aberdeen Airport | X | | | | X | X | | | In |
| BI5 Pipelines and Major Accident Hazzards | | | | | | | X | X | Out |
| Masterplan Policies | | | | | | | | | |
| Appraising and respecting the local | | | | | | | | X | Out |

| Policies | Generate development | Water Abstraction | Habitat loss/ land take | Generate pollution | Generate soil erosion | Cause Disturbance | Protects environment | Passive | Screen Out/In |
|--|----------------------|-------------------|-------------------------|--------------------|-----------------------|-------------------|----------------------|---------|---------------|
| context | | | | | | | | | |
| Review of relevant policies | | | | | | | | X | Out |
| Create a vision | | | | | | | | X | Out |
| Establish and promote a set of design principles | | | | | | | | X | Out |
| Establish a phasing / delivery programme | | | | | | | | X | Out |
| Promote greenspace / open space network | | | | | | | | X | Out |
| Promote ecology / biodiversity | | | | | | | | X | Out |
| Promote health and wellbeing | | | | | | | | X | Out |
| Promote community / neighbourhood centres | | | | | | | | X | Out |
| Promote community facilities, education and employment | | | | | | | | X | Out |
| Promote accessibility / core paths | | | | | | | | X | Out |
| Promote connectivity to surrounding network | | | | | | | | X | Out |
| Promote mixed use developments | | | | | | | | X | Out |
| Promote affordable housing | | | | | | | | X | Out |
| Promote sustainable transport options | | | | | | | | X | Out |
| Promote sustainable development / construction | | | | | | | | X | Out |
| Promote recycling / reduce waste generation | | | | | | | | X | Out |
| Promote developer contributions | | | | | | | | X | Out |
| Promote Community Engagement | | | | | | | | X | Out |
| Promote safety and crime prevention through design | | | | | | | | X | Out |
| Promote Street Design | | | | | | | | X | Out |

10. Strategic Flood Risk Assessment

This Strategic Flood Risk Assessment (SFRA) is designed to inform the Aberdeen Local Development Plan Main Issues Report. A SFRA involves the collection, analysis and presentation of all existing and readily available flood risk information (from any source) for the area of interest. It constitutes a strategic overview of flood risk, without necessarily meeting the reporting requirements of a detailed Flood Risk Assessment and has been executed as a desk top study. However, in some instances, greater detail may be required (if appropriate) to inform the Main Issues Report or the Proposed Aberdeen Local Development Plan. Part of a SFRA could be the identification of priority areas for more detailed analysis.

Sources of information on SFRA's are set out in Appendix 1 of the Technical Flood Risk Guidance for Stakeholders which was produced by SEPA. Those considered appropriate to Aberdeen are briefly set out below.

Biennial Flood Reports

These reports specify the measures that Aberdeen City Council has undertaken to meet its duties under the Flood Prevention (Scotland) Act 1961 as amended by the Flood Prevention and Land Drainage (Scotland) Act 1997. It details flood prevention measures and strategies for preventing and mitigating flooding, including proposals and expenditure for the future. Flood and road drainage incidents are reported and measures which dealt with them are outlined. The 6th Report covers the period up to November 2007.

Flood Prevention Schemes and other studies

Over the last few years there have been a number of studies that have either been carried out or are proposed in Aberdeen.

1. Glashieburn, Bridge of Don. This is located on the Glashieburn close to Lochside Drive. Works here are now complete. The Main Issues Report is considering a small rezoning of land on the other side of Scotstown Road close to Glashieburn Avenue from Urban Green Space to Residential. This area is already developed and the rezoning is a reflection of what is already there. The MIR does not propose any specific development and does not make an allocation there. Nevertheless, should any planning applications arise to extend or change any existing uses there, it may be appropriate to consider the requirement for a detailed Flood Risk Assessment.
2. West Cults Farm, Cults. It is understood that the Council has been investigating the need to carry out a Flood Prevention Scheme in this area. It is currently zoned as green belt. Although developers have submitted a development option on rising land immediately to the north of the farm, the Main Issues Report does not propose any changes to the green belt status in the area.
3. Fraser Road. This is part of the built up area to the north of Hutcheon Street and flood prevention works were successfully completed there in 2004. In association with this a flood detention basin was formed in Westburn Park. Since this was carried out, no further flood incidents were reported in the 2007 Biennial Report. The land at Fraser Road is zoned as Mixed Use in the current local plan and there are no changes proposed to this in the Main Issues Report. The MIR does however identify a brownfield redevelopment opportunity at Park House which

lies directly between these two areas. Given its location, it may be appropriate to consider the requirement for a detailed Floor Risk Assessment.

4. A hydrological study was commissioned in 2007 to investigate flooding problems in Northfield, Middlefield, Cummings Park and Logie. This may lead to the development of flood mitigation measures and ways to improve the drainage of the area.
5. The 6th Biennial Flood Report proposed the promotion of a flood prevention scheme to tackle flooding issues at the Persley Waste Water Treatment Works. The works are shown as part of the green belt in the 2008 Aberdeen Local Plan and there are no proposals to change this in the Main Issues Report.

British Hydrological Society

This website contains a historical chronology of British hydrological events largely taken from documentary evidence. A number of flood events were noted during the early 20th century, mainly concerning flood damage along the Rivers Don and Dee. Only one specific place is mentioned, the Bleachfield Works alongside the River Dee which was flooded following heavy rain in October 1920.

Flood Events

Flood and drainage problems are highlighted in the Biennial Flood Reports. In addition two flood events on the Rivers Don and Dee have been mapped on the Council's Geographic Information System. These took place in September 1995 and November 2002 and are generally confined to the main river valley floors. Officers took account of these maps when assessing the development options which we received prior to the publication of the Main Issues Report. Where a potential flood risk was identified, this was highlighted in the assessments.

SEPA Flood Maps

SEPA's Flood Maps are available on their website and show areas of land which are at risk of river and coastal flooding. They formed an important part of our assessment of development options and of the Strategic Environmental Assessment of sites. Any potential flood risk is identified in these assessments. Some of the preferred sites in the Main Issues Report are shown to be close to or part of areas at risk of flooding. However, the flood maps are indicative in nature and where there is a risk identified, there may be localised circumstances which would allow some development to take place, or where only a small part of a larger site is at risk. In such circumstances we have taken this issue into account when estimating the site's capacity for development. Specific areas highlighted in the assessments are;

- The Burn of Mundurno at Dubford, Bridge of Don
- The River Don at Stoneywood
- The Green Burn and Gough Burn at Craibstone and Dyce Drive
- The Bucksburn Gorge at Greenferns

There may be a requirement for further consideration of these issues following the publication of the Main Issues Report and the consultation responses to it.

Aberdeen Beach Recharge

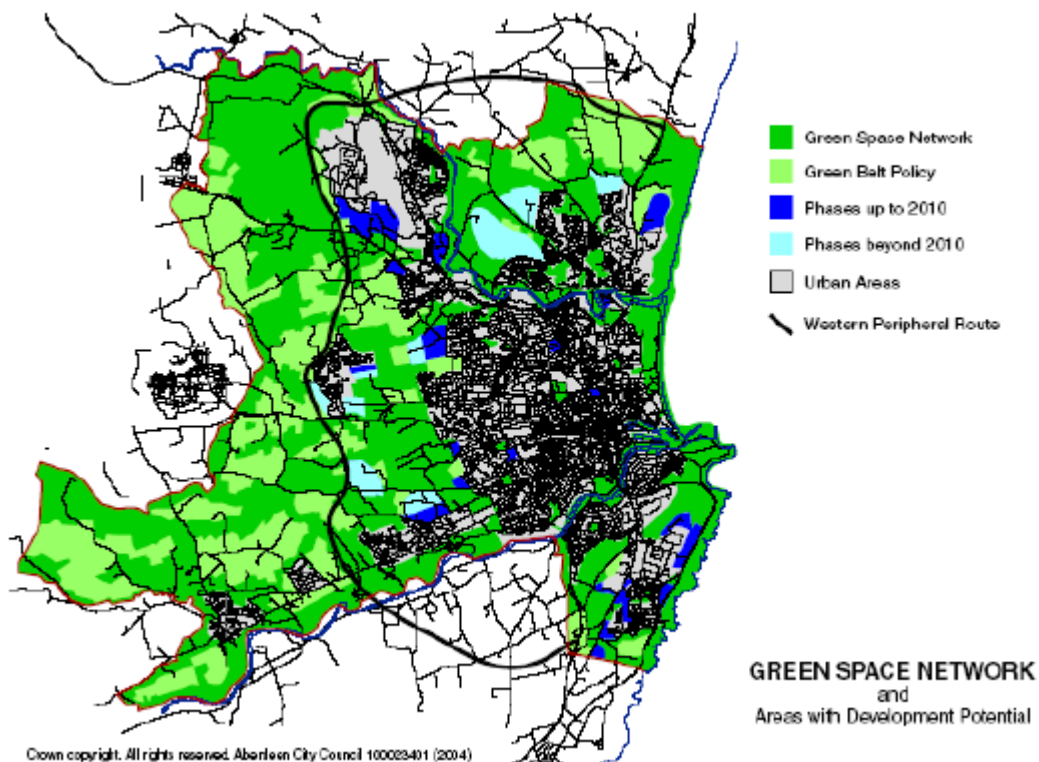
To protect the revetment and area around Aberdeen beach from continued erosion and failure, a programme of beach recharge took place in July and August 2006. This programme protected property and infrastructure and provided an enhanced beach for recreational use. To ensure the stability of the new beach and to protect the area from further erosion, rock t-head extensions to the present timber groynes were constructed to keep the sand in place. Computer modelling of the coastline, experience gained from elsewhere, and an economic analysis of the cost of the options, indicated that this was the best option for protecting the beach.

Future Issues

The City Council gave a response to the Rural Affairs and Environment Committee of the Scottish Parliament on an inquiry into Flooding and Flood Management which focussed on climate change issues. A full response can be found on the internet at <http://www.scottish.parliament.uk/S3/committees/rae/inquiries/flooding/AberdeenCityCouncil.htm>

11. Maps

Map 1 Aberdeen Green Space Network



Source: <http://www.aberdeencity.gov.uk/acc/web/files/LocalPlan/LocalPlan.pdf>

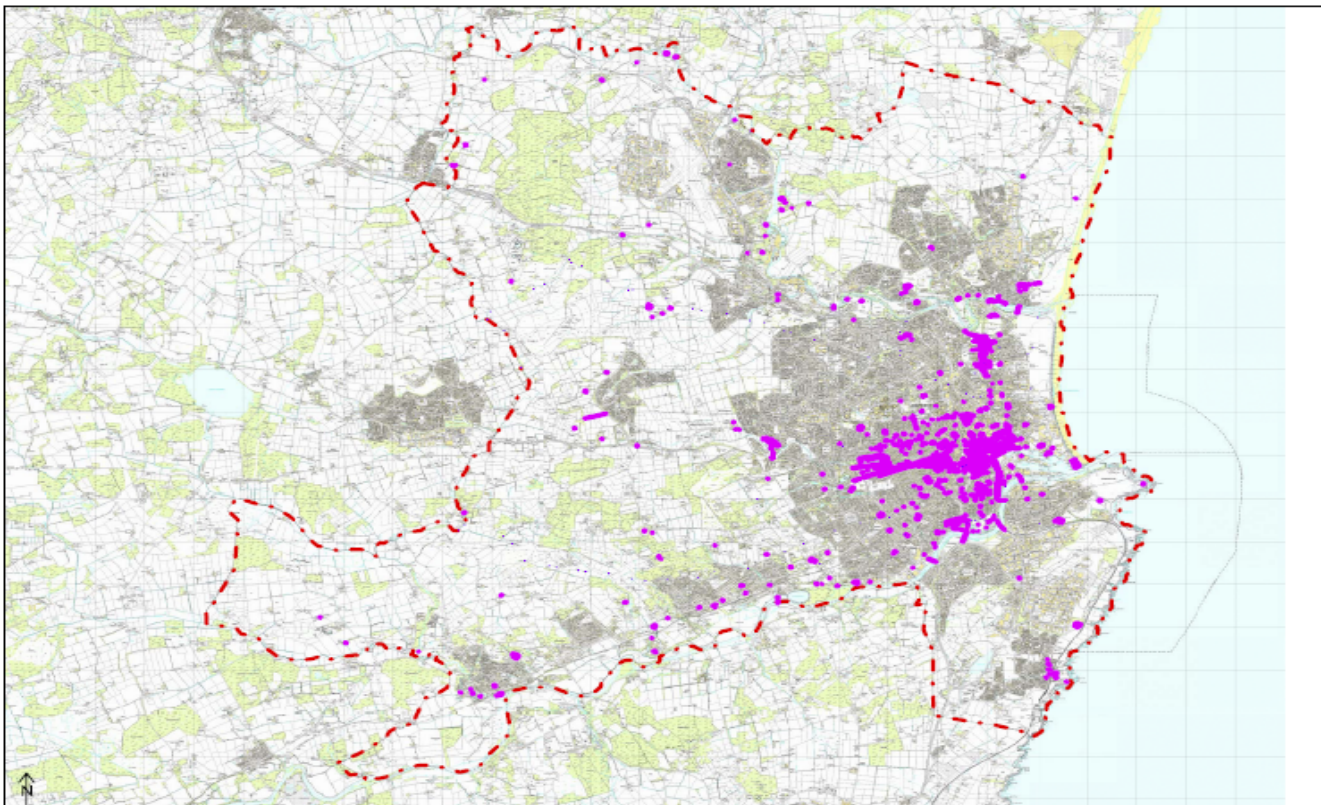
There are 2,264.75 hectares of open space parks and gardens in the City. This includes public and private open land subject to access but does not include Forestry Commission Woodlands. There is six Forestry Commission woodlands which encircle the City. Woodland covers 10% of the City area See table below.

Woodland in and around town

| Region | Population ('000) *1 | Urban area (ha) *1 | Woodland area (ha) *1 *2 | Woodland cover (%) | Woodland area per 1000 pop. (ha) | Derelict land (ha) *3 |
|---------------|----------------------|--------------------|--------------------------|--------------------|----------------------------------|-----------------------|
| Aberdeen City | 201 | 10600 | 1062 | 10 | 5.3 | 105 |

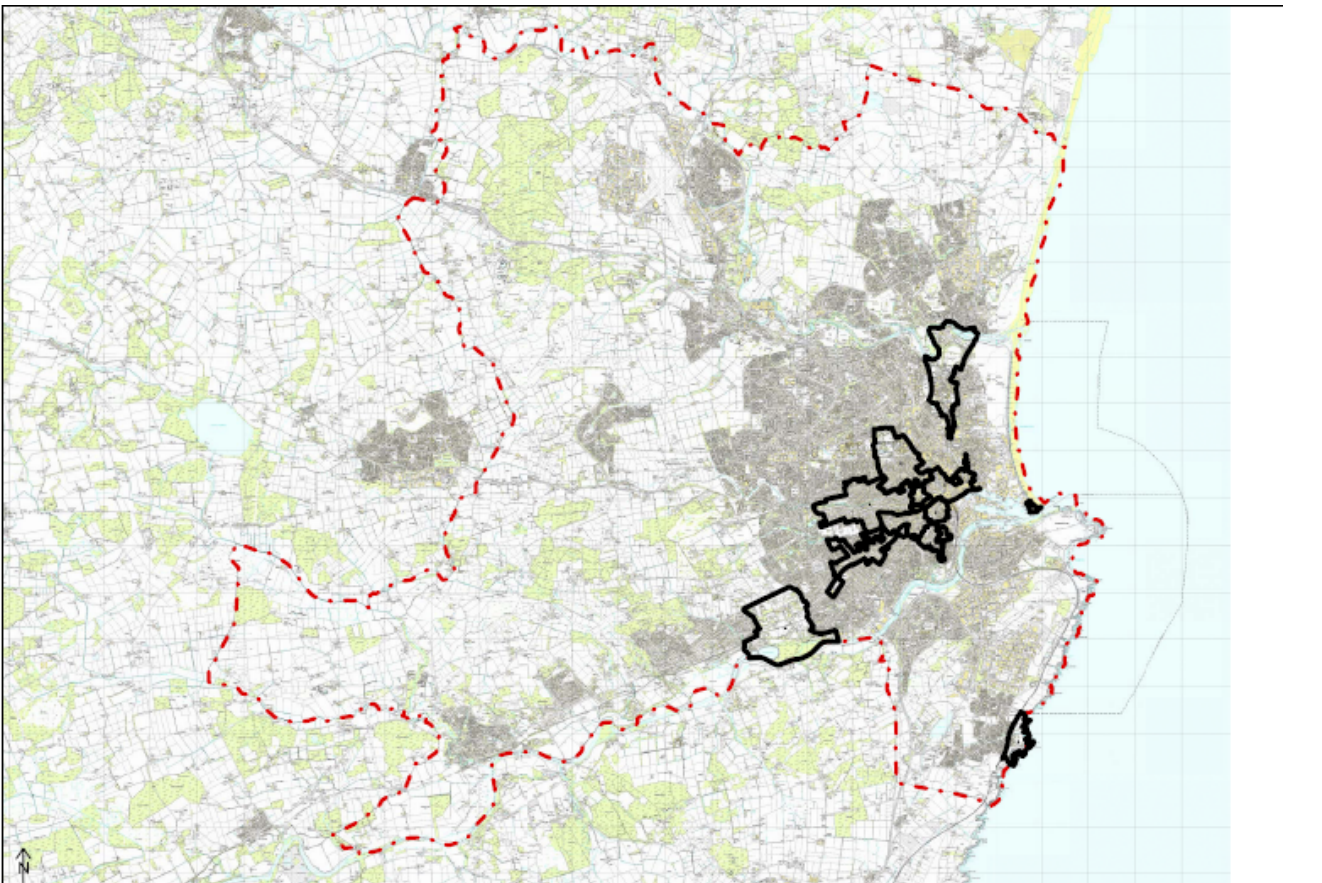
Source: <http://www.forestry.gov.uk/forestry/INFD-6AZJTY>

Map 2 Listed Buildings



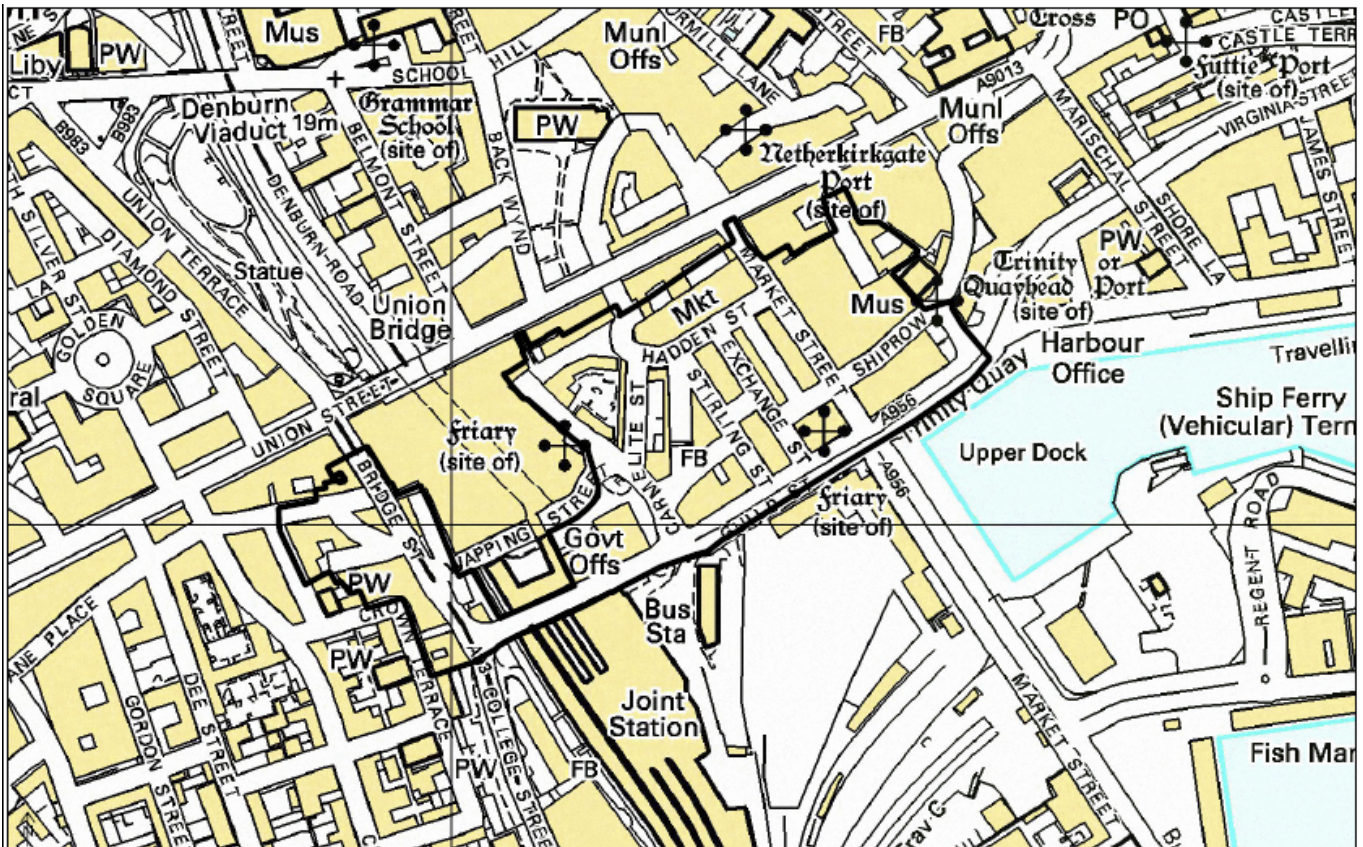
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Map 3 Conservation Areas



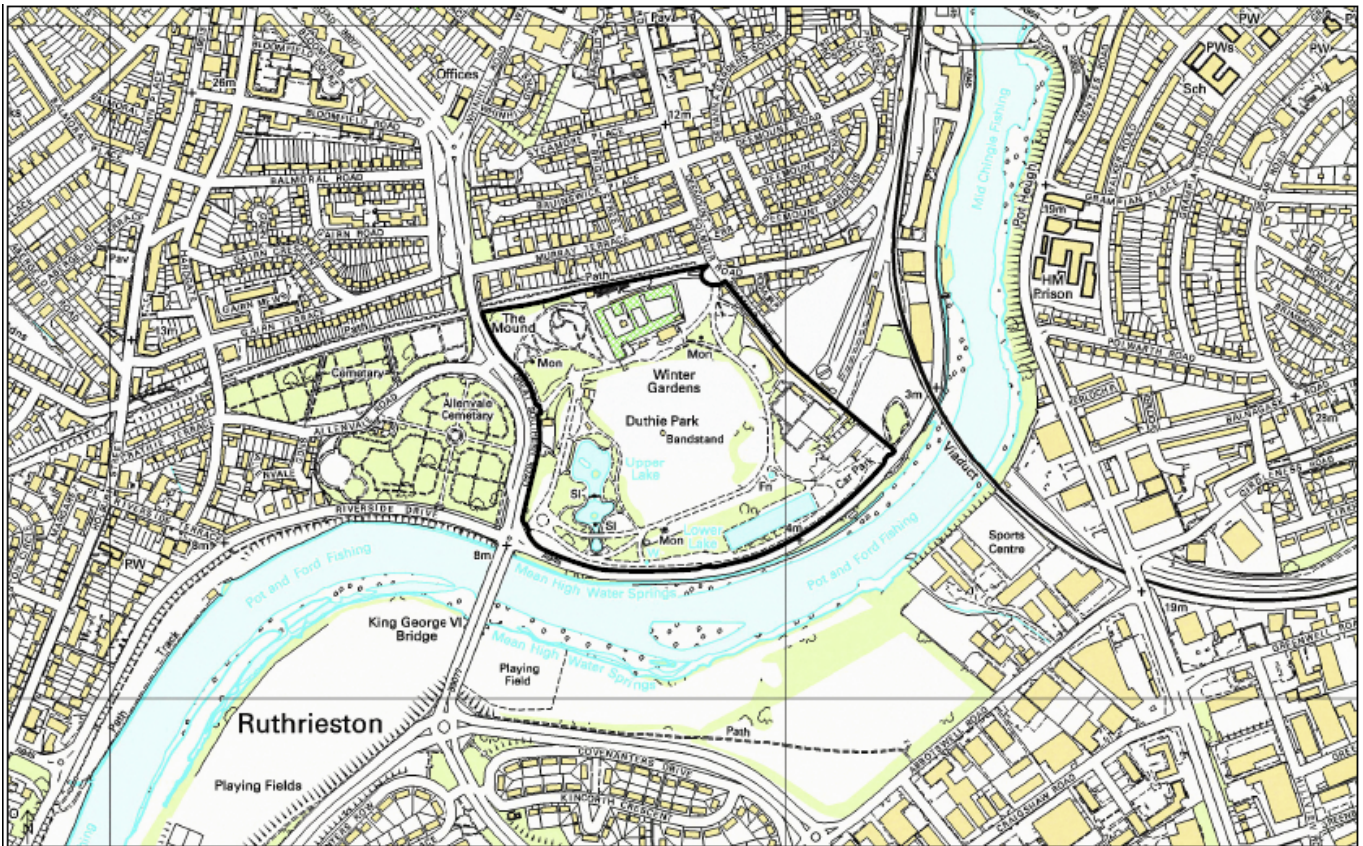
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Map 4 Townscapes 'The Green'



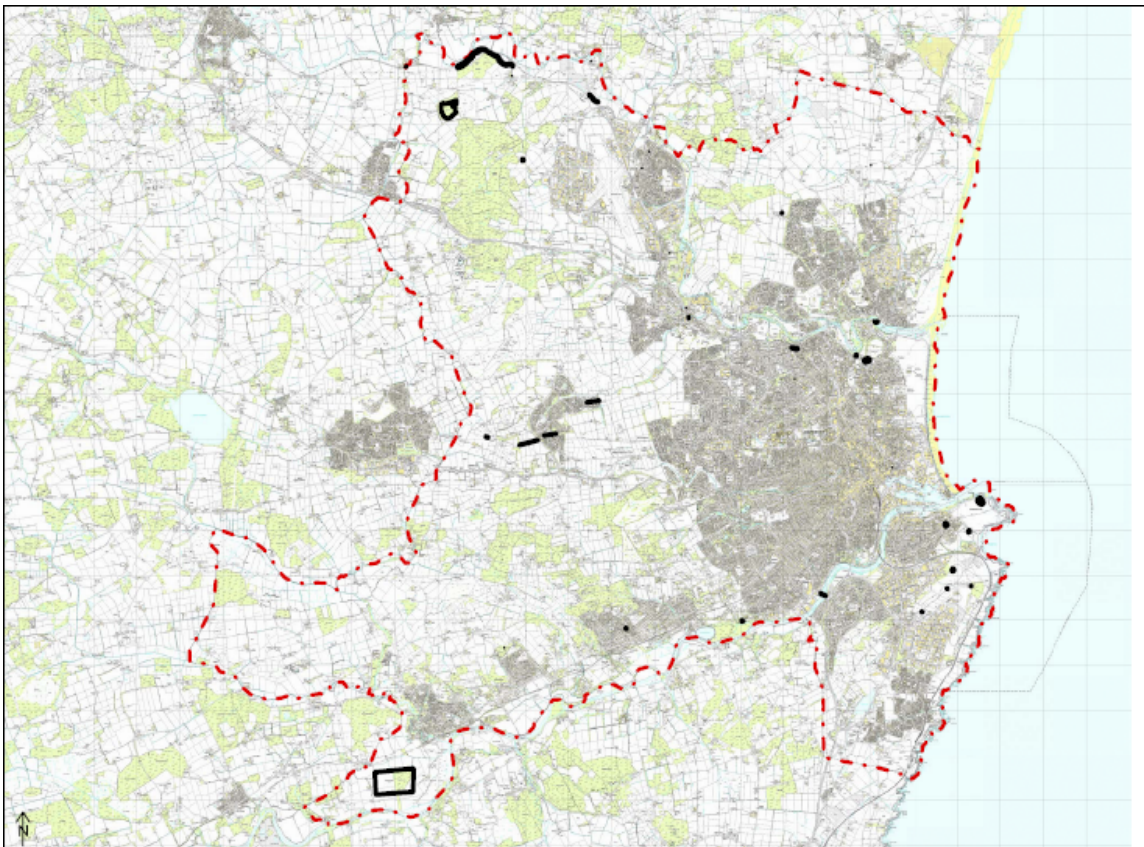
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Map 5 Designated Landscapes and Gardens 'Duthie Park'



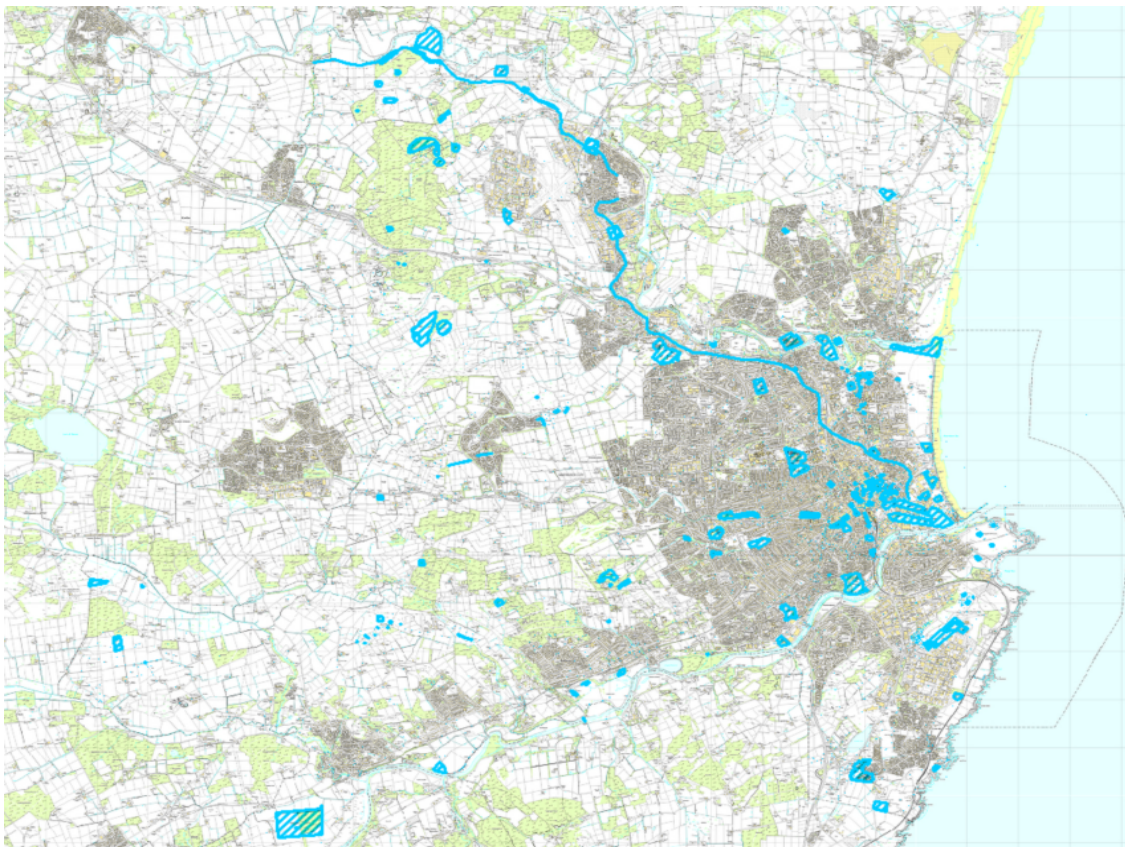
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Map 6 Scheduled Ancient Monuments



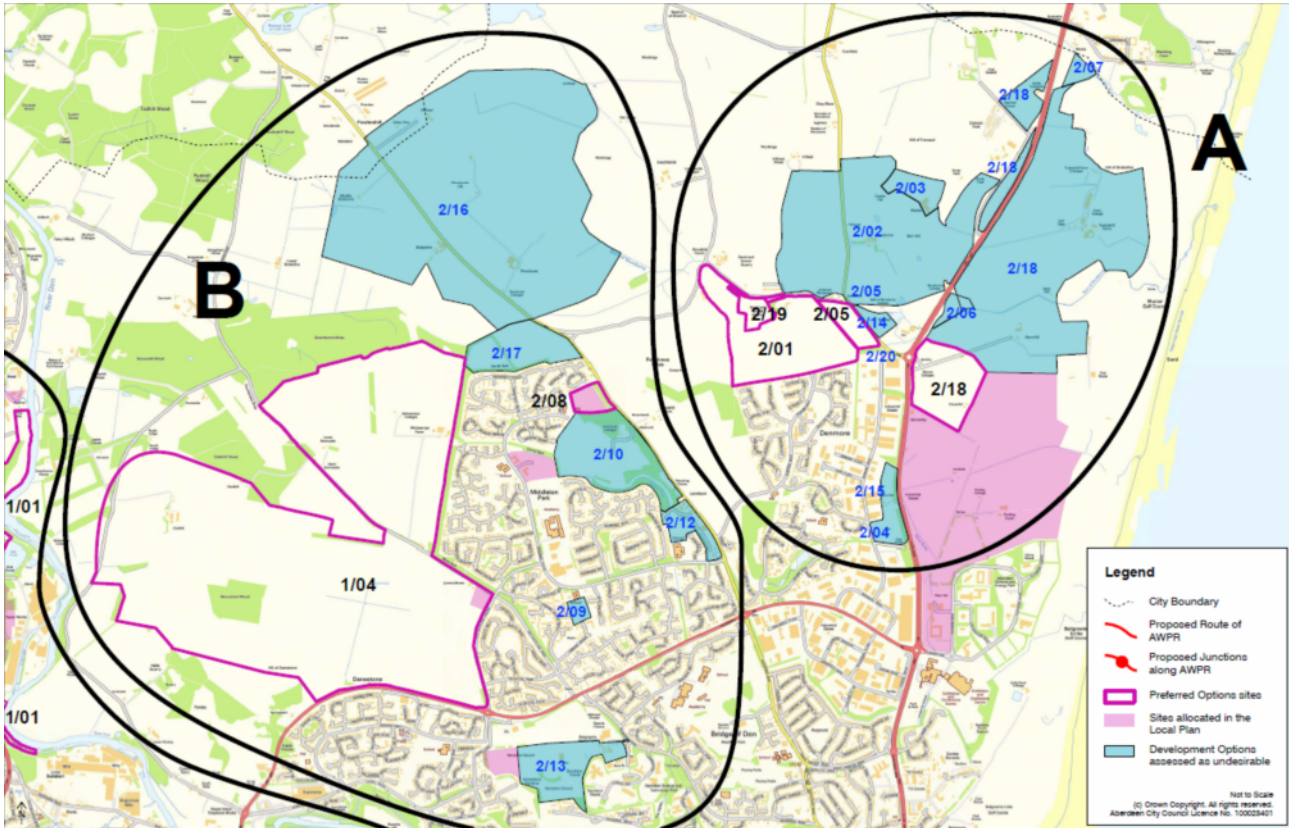
Scale: 1:76000 This map is reproduced from the Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.

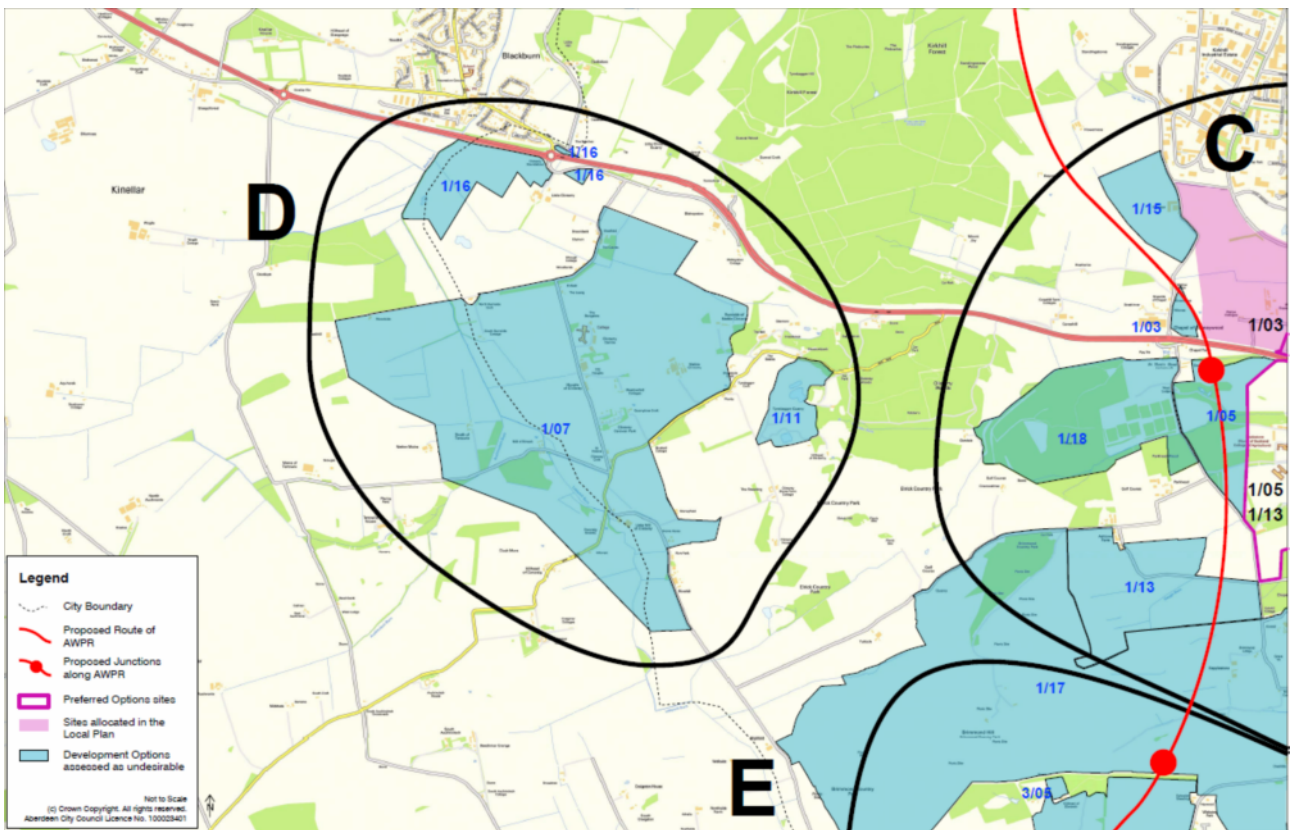
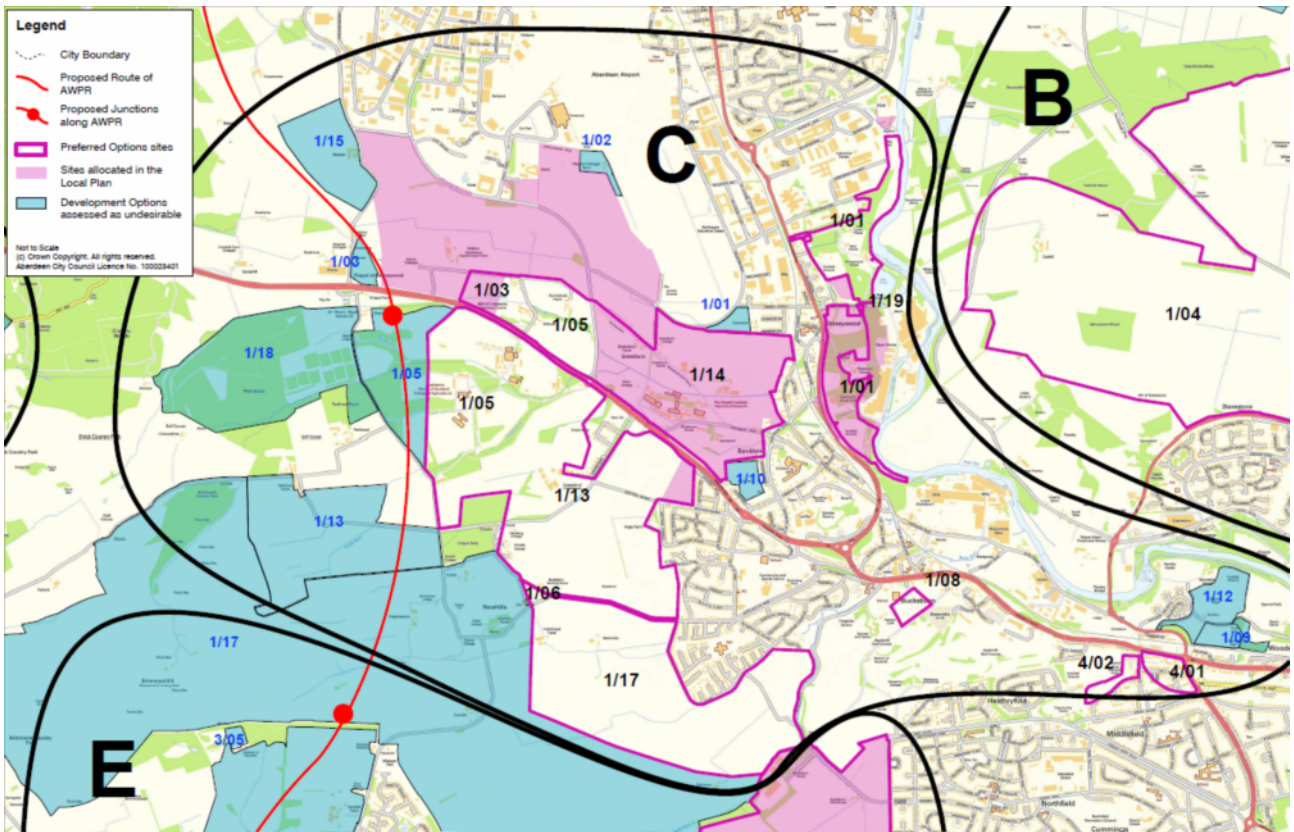
Map 7 Sites and Monuments Record



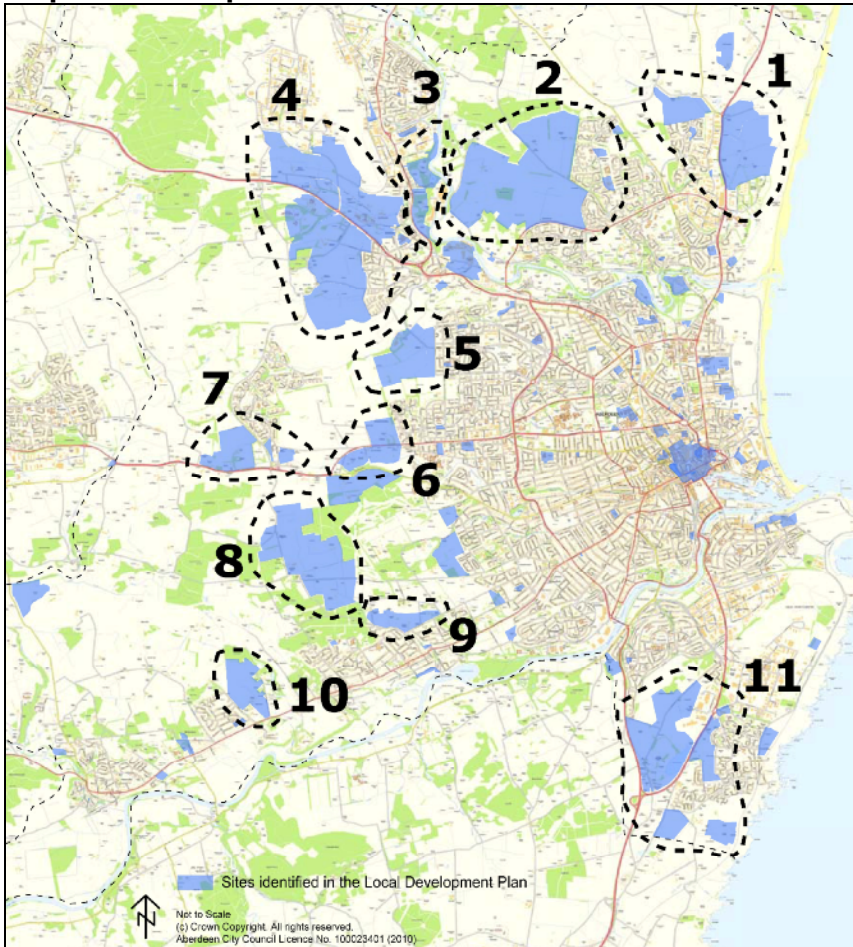
Map 8 Development Options

Please refer to the Proposed Aberdeen Local Development Plan for the maps of the preferred option. These maps indicate the location of the alternative sites assessed within Appendix 8.f.



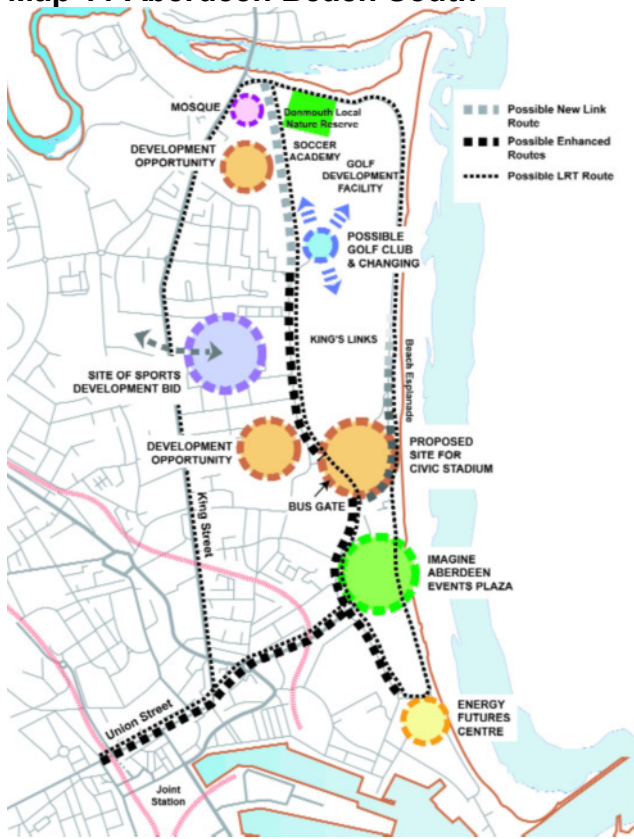


Map 10 Masterplan Zones



| Masterplan Zone | Sites included |
|-------------------------------------|---|
| 1 – Dubford & Murcar | OP25 Dubford OP2 Murcar |
| 2 – Grandhome | OP12 Grandhome OP10 East Woodcroft |
| 3 – Stoneywood | OP24 Stoneywood |
| 4 – Newhills Expansion & Dyce Drive | OP26 Walton Farm & Craibstone North OP29 Craibstone South OP27 Land near Bucksburn School OP30 Rowett South OP28 Rowett North OP31 Greenferns Landward |
| 5 – Greenferns | OP45 Greenferns |
| 6 – Maidencraig | OP43 Maidencraig South East OP44 Maidencraig North East |
| 7 – Kingswells | OP40 West Hatton, Home Farm, Home Farm Kingswells OP41 Kingswells C OP42 Kingswells D and West Huxterstone |
| 8 – Countesswells | OP58 Countesswells |
| 9 – Friarsfield | OP51 Friarsfield |
| 10 – Oldfold Farm | OP62 Oldfold |
| 11 – Loirston | OP79 Blackhills of Cairnrobin OP78 Charlestown OP76 Souter Head Road OP77 Loirston |

Map 11 Aberdeen Beach South



Map 12 Regeneration Priority Areas

